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Quality Assurance

Reviewed by



Michael Harrison
Director
Urban Design and Planning
Architectus Sydney Pty Ltd

15/12/06

Date

This document is for discussion purposes only unless signed.

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1 Introduction

This Preferred Project Report has been prepared by Architectus Sydney on behalf of the applicant, St. Vincent's Hospital. It is submitted to the Department of Planning in order to satisfy the requirements of Section 75H(6) of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of a Concept Plan and Project Application under Part 3A of the EP&A Act.

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. The Requirements were addressed in the Concept Plan.

Approval is sought for the consent of a Concept Plan and Project Application in accordance with the Environmental Assessment Reports previously submitted and exhibited as amended by this report and the plans and additional and updated information included in Appendices A – I. Section 7 of this report requests consideration of the "O'Brien" component as a Project Application without the necessity for the submission of an additional Project Application, subject to the discretion of the Minister under s.74P of the EP&A Act.

A supporting Project Application for Early Works accompanied the 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 Concept Plan (Preferred Project), the Project Application for Early Works 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.

1.1 Consent authority

The site is located within the City of Sydney Local Government Area. The consent authority for the application is the Minister for Planning under the provisions of Part 3A, as determined under Clause 18 of Schedule 1 in State Environmental Planning Policy (Major Projects).

The proposed development is to be dealt with under Part 3A of the EP&A Act. The Director General's Requirements (DGR's) were issued on 7 September 2006. The Environmental Assessment Report which was prepared in order to consider the impacts of the proposal has been notified and exhibited in accordance with the requirements of the EP&A Act.

1.2 Format of this document

Under s.75H(6)(b) of the EP&A Act, the Director General may require the proponent to submit a "Preferred Project Report" that outlines any proposed changes to the project (following consideration of public submissions) to minimise its environmental impact.

Included within this report is a detailed account of the proposed Statement

of Commitments, including revision to those specified in the Environmental Assessment Report to minimise environmental impact. These revisions are, for the most part, generated by updated and/or additional information supplied in this report.

Also included is a detailed response to the submissions received from the public and public authorities which were received as a result of the exhibition of the proposal.

This report should be read in conjunction with the Environmental Assessment Report provided for the Concept Plan and the Project Application for Early Works as previously submitted and exhibited under Part 3A of the EP&A Act.

This report is thus formatted into 8 sections which are summarised as follows:

Section 2 provides a description of the Preferred Project for the Caritas component and compares the revisions made to the Project against the previously submitted Concept Plan.

Section 3 provides details regarding the O'Brien component.

Section 4 provides an outline of the relevant planning instruments and controls applicable to both components.

Section 5 addresses the submissions made by the public and Public Authorities.

Section 6 provides an updated Statement of Commitments.

Section 7 requests consideration by DoP to address the O'Brien component as a Project Application.

1.3 Preparation of the application

• Applicant	St. Vincent's Hospital
• Project Manager	Aurora Projects Pty Ltd
• Urban Design & Planning	Architectus Sydney
• Architect (Caritas)	Architectus Sydney
• Architect (O'Brien)	Bligh Yoller Nield Sydney
• Arborist	Sydney Arboricultural Services
• Landscape Architect	Context Landscape Design
• Heritage	Graham Brooks & Associates
• Archaeological	AHMS Pty Ltd
• Surveyor	Rygate & Company Pty Ltd
• Geotechnical	Coffey Environments Pty Ltd
• Traffic	URaP-TTW
• Contamination	Coffey Environments Pty Ltd

1.4 Authorship

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

2 Caritas component

The Caritas component of this application represents a more refined design than that proposed in the Concept Plan which includes the remodeling of the development to part of the building height.

The refinement is a result of on-going consultation with the Department of Planning and the NSW Heritage Office as well as consideration given to the submissions received from the general public and Public Authorities.

2.1 Location, legal description and ownership

Location

The site is located on the northern side of Oxford Street, approximately 500 metres 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 1 below indicates the location of the site.



Figure 1 Location of the site
Source: LBD

Legal description and area

The property is legally known as Lot 1612 in DP 752011, No. 299 Forbes Street, Darlinghurst.

Ownership

At present the title is in 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.

Refer to **Appendix A** for landowners confirmation from NSW Department of Lands.

2.2 Proposal

This section describes the proposal as revised for the "Caritas" component of the project and previously described in the Concept Plan. The modifications are detailed in drawings prepared by Architectus Sydney. Copies of these plans are included in **Appendix B**.

These plans represent the most recent and will substitute those submitted with the Concept Plan.

Table 1 Plans and documentation

Drawing reference
72150 Survey Plan
Building Envelope Control Plan
Indicative Design PL 40/41
Indicative Design PL 44
Indicative Design PL 47/48
Indicative Design Roof Plan
Indicative Design Sections
Burton Street Elevation
Bourke Street Elevation

2.3 Numerical overview of the Preferred Project

Table 2 provides an updated numerical overview of the proposed development in comparison to the Concept Plan.

Table 2 Comparative numerical overview

Element*	SSLEP/SSDCP	Concept Plan	Preferred Project
Site area (m ²)	N/A	4477	4477
Gross Floor Area (m ²)			
Residential	N/A	13967	11229
Commercial	N/A	1085	1085
Floor Space Ratio*	2.5:1 + 0.25:1	3.31:1	2.75:1
No. of Apartments**	N/A	121	112
Building Height***			
Burton Street Building	(21.5m) Plus roof space	7 – 12 Storeys (21 – 36m)	7 Storeys (21m)
Bourke Street Building		5 Storeys (15m)	7 Storeys (21m)
Open Space (m ²) (%)	1,119 (25)	3,141 (70)	3,141 (70)
Deep soil (m ²) (%)	589 (50)	1885 (54)	1885 (54)
Car Parking (No/Bays)****			
Residential			
1 Bedroom	1/2 Units		
2 Bedroom	1/Unit + 1.5 units	157	135
3 or more Bedrooms	2/Unit		
Commercial	7	7	7
Separate Visitor Parking	Nil	Nil	Nil

Notes:

* FSR and landscaping do not apply to the site due to its current Special Use zoning. The respective elements are based on the proposed Mixed Use zoning.

** Average apartment size is 100m² GFA. The Project Application may vary the apartment mix and sizes.

*** Section 2.3 of SSDCP for infill linear buildings.

**** Car parking is calculated in accordance with Part 5, Sydney LEP 2005.

2.4 Description of the Preferred Project

Figure 2 provides the building envelope control plan for the revised proposal.

Caritas Cottage (Block A) and Caritas House (Block B) will be retained in their current form and adaptively re-used to accommodate a mix of residential and commercial uses.

The Burton Street building (comprising Blocks D and E) has been modified by deleting the 12 storey tower which was located in the middle of the street and providing 7 storey buildings which will step down following the gradient of Burton Street.

The Forbes Street building (Block F) has been setback north from Caritas House and increased in height by 1 storey (now RL 62).

The Bourke Street buildings (comprising Blocks C, G and H) have been extended to the corner of Bourke Street and Burton Street and increased in height within Blocks C and G from 5 storeys to 7 storeys.

In all instances, the proposed building heights have been designed to complement the existing building height of Caritas House (ridge line RL 62) as well as the built forms along Burton Street, Bourke Street and Forbes Street (particularly, the existing Republic building on the corner of Bourke Street and Burton Street).

The Preferred Project proposes to demolish the former kitchen building which is currently located on the corner of Bourke Street and Burton Street. The building is considered to have contributory heritage value and has visual interest. Taking all the issues together, it was considered more important to retain the London Plane Trees to provide a strong visual connection between Burton Street and the interior of the site.

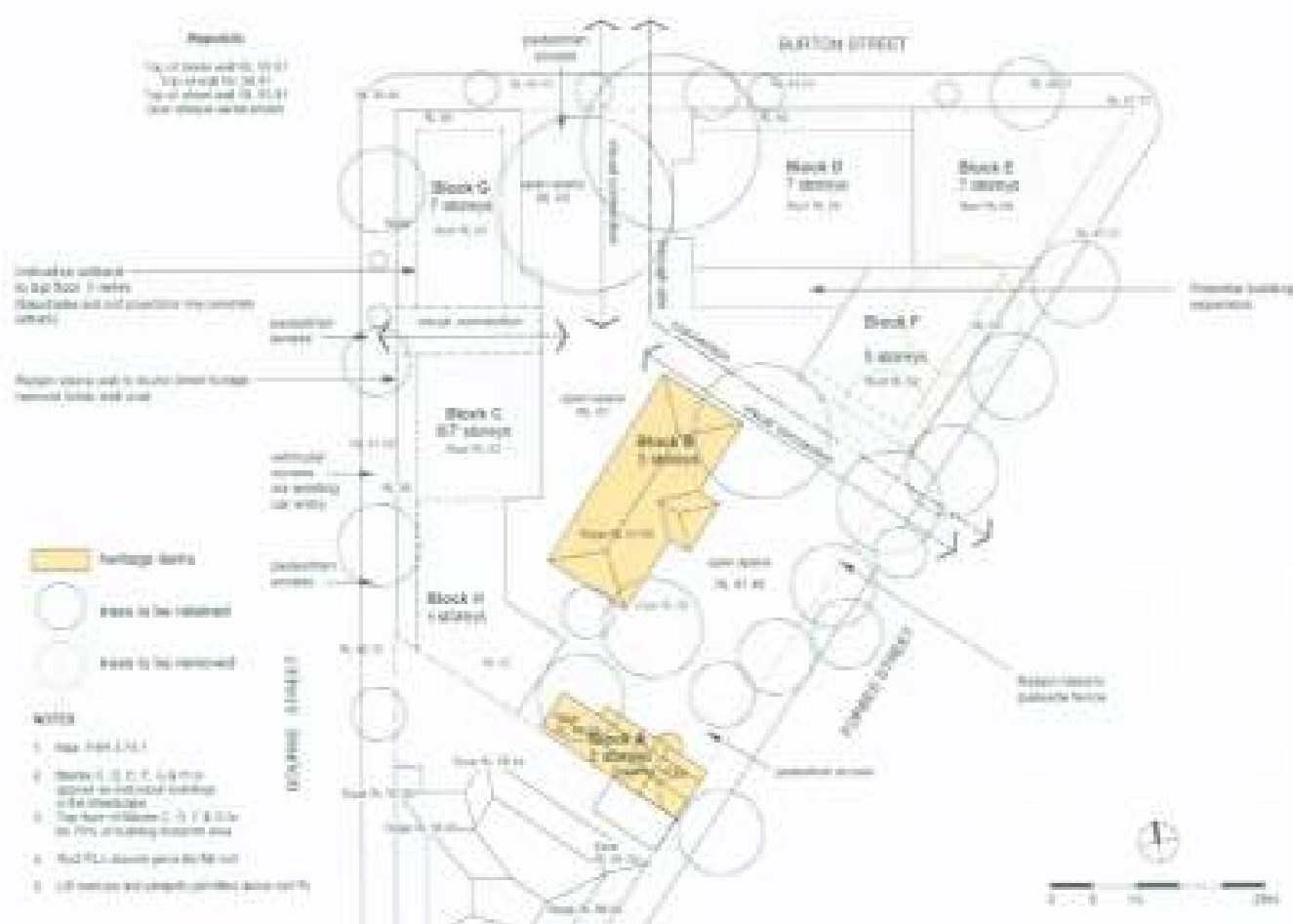


Figure 2 Building envelope control plan

2.5 Comparative built form overview of Preferred Project

Figures 3 and 4 illustrate the significant revision to the building height of the Burton Street building and the subsequent reduction in bulk and scale. Note, some storeys are double height in their street presentation to reduce their apparent height (similar to the Republic building)

Similarly, Figures 5 and 6 illustrate the revision to the Bourke Street frontage. The blocks C, D, E, F, G and H are to appear as different buildings in the streetscape so that the form and scale of the development is more compatible with the other buildings in the streetscape.



Figure 3 Concept Plan viewed from Burton Street



Figure 4 Indicative elevation of the Preferred Project viewed from Burton Street

Note the "double story" articulation of the facade to reduce the visual scale of the proposal.

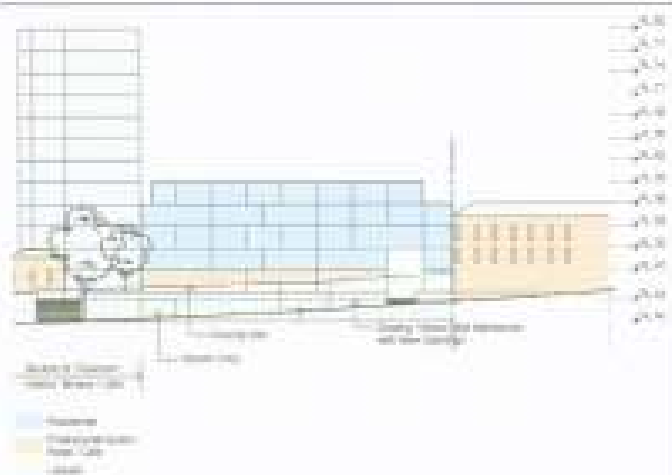


Figure 5. Concept Plan viewed from Bourke Street

Now: The former Police Station building to the right of the diagram was incorrectly located in the Concept Plan and should be further to the east as in figure 8.

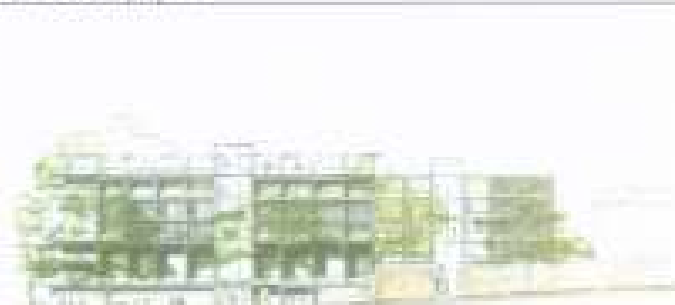


Figure 6 Indicative elevation of the Preferred Project viewed from Bourke Street.

Note: The existing stone component of the Bourke Street boundary wall (not shown on the elevation) is to be retained.

Floor space ratio

In total, the Preferred Project proposes a GFA of 1,2311m² which results in a Floor Space Ratio (FSR) of 2.75:1. It is understood that the proposed FSR is equivalent to the FSR approved for the "Republic" building located diagonally opposite the site on the corner of Bourke Street and Burton Street.

The development proposes an indicative residential unit yield of 112 apartments (at 100m² per apartment) totalling a residential Gross Floor Area (GFA) of 11,228m². This represents a reduction of 19 apartments and 2,741m² from the Concept Plan proposal.

The commercial GFA, which is located in parts of the ground floor areas, is retained at 1.086m².

As noted under Table 2, FSR does not apply to the site as currently zoned. Rather, the FSR is incorporated to ensure compatibility with the FSR controls imposed in the surrounding Residential and Mixed Use zones which range between 1:1 and 2.5:1 (with the added bonus of 0.25:1

applicable under the DCP) respectively. As noted above, the "Republic" building is understood to have been approved on the adjacent Mixed Use zone with an FSR of 2.75:1.

Table 3 summarises the FSR in the revisions.

Table 3 Summary of FSR provision

SSDCP 1998	Existing	Concept Plan	Preferred Project
Mixed Use Zone 2.5:1 + 0.25:1 bonus	0.94:1 (4,731m ²)	3.31:1 (14,819m ²)	2.75:1 (12,312m ²)

Building height, bulk and scale

The development proposes a consistent building height of 7 storeys (21 metres) to both the Bourke Street and Burton Street buildings. The street wall varies from about 16.2 metres to 19.4 metres and 23 metres for Block E on the corner of Forbes Street and Burton Street.

As can be seen in Figure 4, the design of the Burton Street building has been significantly revised to reduce the Concept Plan building height (which included a 12 storey tower) to present as two stepped 7 storey buildings which relate to the sloping topography of Burton Street.

As can be seen in Figure 5, the Bourke Street building has been increased in height by one storey (the number of storeys has been increased from 5 storeys to 7 storeys by one additional floor at the top of the building and the floor replacing a car parking level) and has been individually modulated to appear as three buildings. The visual connection labelled in Figure 2 from Bourke Street is to be at least double storey height.

The architectural articulation of all buildings has been provided to indicate an architectural opportunity to relate to the streetscape of buildings stepped with the topography and to the neighbouring Republic building (which demonstrates how to blend large buildings in the streetscape). In addition, the top floors of the street frontage are setback 3 metres to address the building envelope control detailed under the South Sydney Development Control Plan, 1998. Part E, Section 2.3 and Figure E1 for "infill" linear developments (this control allows building layouts to be 21.6 metres to the top ceiling measured from ground level for buildings fronting a 20 metre wide street. In addition, this control allows a part of the floor within the roof space).

Table 4 provides a summary of the RL's for the revised option.

Table 4 Summary of RL's

Note The level of the land around Caritas House is RL 47.

Building	Concept Plan	Preferred Project
Caritas House (ridge)	62	62
Caritas Cottage (ridge)	56	56
Burton Street (roof)	68 - 80	62 - 68
Bourke Street (roof)	58	58 - 62

Open space

SSDCP 1998, Part E, Section 1.5 requires 25% (1,110m²) of the site area to consist of open space of which 50% (559m²) will comprise of porous landscaping. The existing conditions on the site provide 58% (2,637m²) open space of which approximately 33% (827m²) consists of porous

landscaping.

The development proposes to provide up to 43% (1,904m²) of the site as open space. Of that area, up to 63% (1,195m²) may consist of porous landscaping.

Therefore, while the Preferred Project represents a decrease of up to 733m² in open space the provision exceeds the control requirement by up to 785m². The Preferred Project also provides an increase in over 380m² in porous landscaping from the current situation.

Table 5 provides a summary of the increase in open space.

Table 5 Summary of open space provisions

SSDCP 1998	Existing	Concept Plan	Revised Option
Open Space 25% (1119m ²)	38% (3,637m ²)	43% (1,904m ²)	43% (1,904m ²)
Porous landscaping ¹ 50% (550m ²)	31% (827m ²)	62% (1,195m ²)	62% (1,195m ²)

¹ Porous landscaping = 50% open space

Figure 7 illustrates the proposed landscaping open space areas which and tree retention.



Figure 7 Indicative landscape and open space areas

Note The two large London Plane trees fronting Burton Street are considered to have substantial streetscape value and are proposed to be retained. The Plane tree closest to Bourne Street may be difficult to retain due to roots bound in with the existing building foundations.

Car parking

The site is located within a transitional area which is more readily identifiable with the edge of Central Sydney than an inner 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 the Central Sydney Plan.

The car parking requirements contained under Part 5 of SLEP 2005 are:

Table 5 Summary of car parking requirements

Residential	
1 Bedroom	1/2Units
2 Bedroom	1/Unit + 1 additional space/5 Units
3 or more Bedrooms	2/Unit
Commercial	
"Other Uses"	$\frac{\text{Total "other" FSA}}{\text{Total FSA within development}} \times \text{Site area}$ 60

Source: SLEP 2005

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 142 spaces.

Traffic consultants, URA-P-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**.

Although indicative car parking plans have been included in **Appendix B** the design of the car parking area(s) will need to be further addressed in more detail by a subsequent Project Application. The car parking area(s) will be designed to accord with the relevant Australian Standards.

2.6 Heritage

This section provides a summary of the findings provided by heritage consultants, Graham Brooks & Associates (GBA), for particular items which are considered for removal. A copy of the report provided by the consultant is attached at **Appendix D**.

Former Kitchen building

The Preferred Project requires the removal of the former Kitchen building (c. 1910) located at the corner of Bourke Street and Burton Street (see figure 8 overleaf). The removal of the building is seen as necessary in achieving a built form for the proposed development which balances all of the heritage issues and the development potential of the site.

GBA assessed the historical integrity of the former Kitchen building and noted that the building was not subject to any individual heritage listing. It was also considered that the building held little heritage value as the building has undergone significant internal and external modification since the late 1950's – including remodelling the ground floor to accommodate a garage and distributing substantial land infill around the building to accommodate the vehicle ramp from Burton Street, which has permanently concealed the lower level of the building. The building has contributory value and is of visual interest.



Figure 8 Former Kitchen building from Burton Street

Note boarded-up windows on the site lower level now accommodate a garage and storage areas. This level is now completely sealed on the southern side through the importation of fill to support a vehicle ramp and car parking area to the first floor.

Perimeter walls and fencing

SSLEP 2005 includes the perimeter fencing as a single item in the heritage inventory but does not particularise the fencing which varies greatly. GBA reviewed the fencing to each streets as follows:

Forbes Street

The GBA report notes that the fencing along Forbes Street, which predominantly consists of a low sandstone wall topped with a wrought iron fence, is the oldest section of fencing (c. 1880) extends for 40 metres north along Forbes Street from Caritas Cottage (which includes the entrance gate). This part of the fence should be retained. The remaining fence appears to have been added to from the 1960's to form part of the security compound for the Caritas Rehabilitation Centre which is located on the corner of Forbes Street and Burton Street and has no significance. Figure 9 overleaf illustrates this portion of the fence.



Figure 9 Sandstone and wrought iron fence along Forbes Street.

Burton Street

Because of the security requirements of the Cantas Rehabilitation Centre and the extent of construction works carried out at the time, the utilitarian red brick perimeter wall along Burton Street is considered to have been constructed during the 1960's and has little heritage value or streetscape appeal.



Figure 10 Red brick wall along Burton Street.

Bourke Street

The perimeter wall along Bourke Street appears to have been constructed in stages which is evident in the three varying forms of style and material used in the length of the wall.

The earliest stage is noticeable in the lower sandstone retaining wall (possibly c. 1880's) which extends along the full length of the Bourke Street boundary – with exception to the more recent (c. 1935) incorporation of a red brick frame which provides for a vehicle entry point into the property.

The later stages are evident in the capping of the sandstone wall with a red brick feature wall (c. 1920's) and the red brick frame for the vehicle entry which now includes a colorbond garage roller door. The sandstone component should be retained.

In conclusion, it is considered that only the Forbes Street sandstone and wrought iron fence and the sandstone wall along Bourke Street should be retained.



Figure 11 Mix of wall styles along Bourke Street

Note three different types of wall – the sandstone component having the most significant heritage value. The existing vehicle entrance location will be re-used as the carpark entry although the red brick frame and colorbond roller door will be removed.

Rear ablutions and storage block

The rear additions of Caritas House present a somewhat overbearing and unfriendly utilitarian built form when viewed from Bourke Street (see Figure 12). These additions have very little visual architectural and social appeal as they turn their back on Bourke Street and emphasise the institutional use of the site.

GBA noted that the 1935 additions (which included the third floor to Caritas House) incorporated substantial earth works to the rear of Caritas House involving deep excavation and fill. The additions are constructed of double brick with iron and tile roofing. The exterior of the additions are finished in concrete render, as faux stone, in order to match the stonework of Caritas House.

As well as the additions forming a substantial alteration to Caritas House itself, the additions have also undergone substantial internal and external alteration since their erection – most notably during the 1980's thereby further reducing heritage significance. However, of note is the notional retention of the internal courtyard area (which has since been overlaid

with concrete paving slabs) which can be reinstated as a landscaped feature in the proposed development.



Figure 12 Rear additions viewed from Bourke Street.
Note the highest visible roof point is of the third floor addition to the original Cartas House (B, 62 msl).

NSW Heritage Council

The Preferred Project was referred to the NSW Heritage Council on 6 December 2006. Following that meeting the following comments were received from the Heritage Council (see **Appendix I**) (responding comments are provided for each point):

- f. The Heritage Council has reviewed the revised plans and continues to have concerns that the scaling of the development does not respect the surrounding heritage conservation areas.

Responding content

As discussed in this report, the Preferred Project has been designed to favourably respond to the character of the surrounding conservation area

The character of the surrounding conservation area predominantly consists of 2 to 3 storey terraced housing, ground floor shop fronts and large scale institutional uses, the most dominant being the sandstone edifice of the neighbouring Old Darlinghurst Gaol (now the TAFE college).

The Burton Street and Bourke Street facades of Blocks C, D, E, G and H have been indicatively architecturally articulated to relate to the verticality of the terracing in surrounding streets with the nearby Republic building serving as a visual reference. The design response to the Old Darlinghurst Gaol is discussed under Point 2.

In this regard, it is considered that the scaling of the Preferred Project does respect the surrounding heritage conservation area.

2. In particular, the Heritage Council considers that the scale of Blocks E and F does not respect the scale of the Caritas building and the Old Darlinghurst Gaol, opposite. To address this, the Heritage Council recommends a reduction in the heights of proposed Blocks E and F to a maximum of 4 storeys, with a commensurate reduction in the

available FSR.

Responding comment

The Preferred Project has increased the southern setback of Block F from Caritas House by a further 4 metres to enhance the heritage character of Caritas House and to form a transition between the height of Caritas House (ridge - RL 62) to Block E (roof - RL 69) with Block F achieving a roof height of RL 62. GBA considers it preferable to increase the separation between Caritas House and Block F.

The Old Darlinghurst Gaol is enclosed along Forbes Street by a very long 10 metre high perimeter wall and building (ridge height - RL 58). When compared to the height of Blocks E and F it is noted that Block E has a street wall height of 18 metres while Block F has a street wall height of 11 metres. The combination of façade articulation to both blocks in addition to the 20 metre distance from the perimeter wall of the Old Darlinghurst Gaol visually mitigates the 1-8 metre height difference.

A reduction in height to Blocks E and F by 3 and 1 storeys (with a commensurate reduction in FSR) is considered unnecessary. It is better to increase the separation between Caritas House and Block F as now proposed in response to the Heritage Council concerns.

The Heritage Council notes that its recommendations are based upon a review of the limited heritage impact assessment and design documentation to describe the proposal in its context supplied by the applicant.

Responding comment

The Heritage Council were provided with the Concept Plan, the associated Heritage and Archaeological Assessments, as well as a design for the Preferred Project. It is noted that the application is currently under consideration as a concept and that the design details and further heritage and archaeological investigations will be provided at the Project Application stage.

3. *Any future applications for the site should include a conservation management strategy that includes policies for managing the heritage values and context of the site, including retained heritage items.*

Responding comment

This will be addressed at the Project Application stage. The recommendation has been included as a Statement of Commitment in Section 6 of this report.

2.7 Sunlight access

The Preferred Project has been designed to permit greater infiltration of sunlight into the interior of the site – especially to the open space areas surrounding Caritas House.

The north-south orientation of the property results in the majority of overshadowing occurring within the site. Figures 16, 17 & 18 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.

Figures 13 to 18 compares the degree of overshadowing in the Concept Plan to that of the Preferred Project.



Figure 13 - 8am overshadowing (Concept Plan)

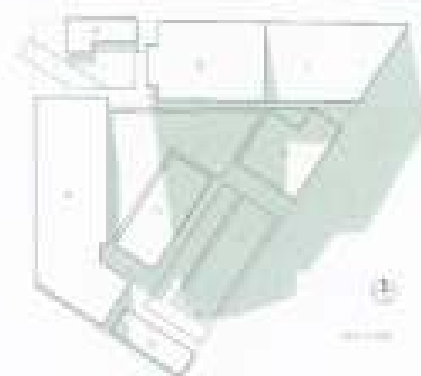


Figure 14 - Noon overshadowing (Concept Plan)



Figure 15 - 3pm overshadowing (Concept Plan)

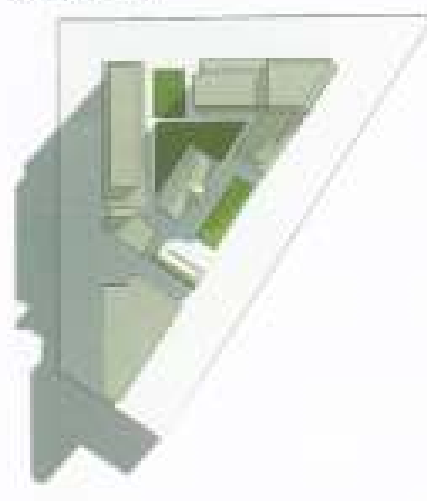


Figure 16 - 8am overshadowing (Preferred Project)

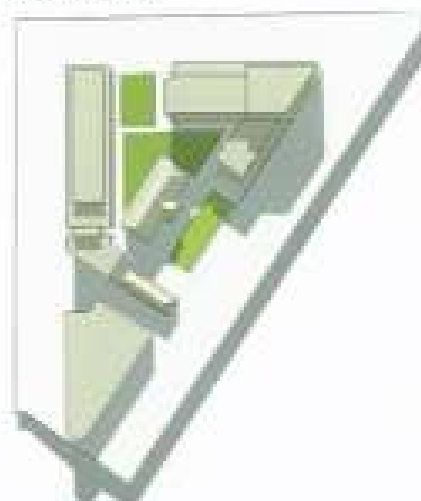


Figure 17 - Noon overshadowing (Preferred Project)



Figure 18 - 3pm overshadowing (Preferred Project)

2.8 Design principles

The following design principles have been applied in the Preferred Project and should be carried through in the future Project Application.

Appropriate scale of buildings around Caritas House

Caritas House forms the visual 'centre-piece' of the development and, as such, the scale of the proposed buildings have been moderated to complement the height and scale of the heritage building by ensuring that the development is equivalent to the ridge height of Caritas House.

Most notably, the building height of Block D (the exhibited Concept Plan tower) has been reduced by 15 metres from RL 60 to RL 65, resulting in a 7 storey building.

Additionally, all proposed buildings are to be vertically articulated to

complement the terraced character of the buildings in the surrounding area (the Republic building is an appropriate example).

Consistency with SSDCP building height control

SSDCP 1996, Part E Section 2.3 relates the street height of buildings to the width of the street for "infill" linear buildings. In this regard, Burton Street and Bourke Street each have a width of 20 metres which results in a maximum street height of 21.6 metres.

Table 7 shows the street heights in relationship to the control. Note that street height is taken from the street boundary. The top storey, which is setback 3 metres from the street boundary, is not included.

Table 7 Street heights

Street/Control	Block C	Block D	Block E	Block F	Block G	Block H
Bourke/21.6 m	18m	-	-	-	19m	17.5m
Burton/21.6 m	-	19.5m	20m	-	19m	-
Forbes/21.6 m	-	-	21.5m	11.5m	-	-

Adaptive re-use of heritage buildings

Caritas House is proposed to be adaptively re-used for with residential uses or a combination of residential and commercial uses. It is envisaged that the residential uses will accommodate the upper floors of Caritas House while the ground floor may accommodate commercial uses such as a restaurant and/or café to encourage frequent use of the heritage courtyard and surrounding open space.

Similarly, Caritas Cottage is also proposed to be adaptively re-used either for residential or commercial purposes or a combination.

The adaptive re-use of the two heritage buildings will encourage the on-going maintenance of the buildings thereby preserving their local heritage value and significance.

The use of Caritas House and Caritas Cottage will be controlled through conditions imposed at the Project Application stage which will limit the extent of internal and external modifications to ensure no adverse effect on the heritage significance of each building.

Open space and providing views of Caritas House

The landscaped frontage to Caritas House and Caritas Cottage, as well as the 40 metre length of heritage listed palisade fencing along Forbes Street, will be maintained to permit continued viewing of the heritage items from the public domain of the street.

The separation between Block F and Caritas House is to be at least 10 metres to allow a view to the site and to Caritas House.

Views to Caritas House from Burton Street and Bourke Street are important and are to be opened up compared to the existing situation. The visual connection nominated in the Building Envelope Control Plan are to be achieved.

The heritage courtyard to the rear of Caritas House is to be re-interpreted and used as an attractive open space area for the residents and the public.

Activating the street

As mentioned above, the proposed commercial uses will be located on the ground floor of street facing buildings. High frequency uses such as cafes would be ideally located on the corners of Burton Street/Forbes (Block E) Street and Burton Street/Bourke Street (Block G) due to their high level of visibility. Small scale retail uses, businesses or home offices relocated to the apartments above may locate along the street levels of Forbes Street, Burton Street and Bourke Street.

Balconies to most of the residential apartments on the upper floors will face the street to encourage visual articulation, an active street presentation and passive security.

Potential mix of uses

The Preferred Project includes 1085m² of commercial gross floor area which is located at ground level (both at street level and at the internal site level) within all buildings. The anticipated commercial uses may include small scale retail, office, medical, restaurant and home business uses which would complement the residential character of the development and surrounding area.

Tree retention

The Preferred Project acknowledges the landscaped character of the site and proposes to retain the majority of trees, including all of the trees in the forecourt of Caritas House and the two London Plane trees near Burton Street.

Figure 7 illustrates the scope of landscaping on the site.

Through-site pedestrian links

The Preferred Project nominates through-site pedestrian links between Burton Street and Forbes Street to enable the public to appreciate the heritage values of the site.. Other through site pedestrian links may be achieved through the articulated entry points of the Bourke Street building.

3 O'Brien component

The O'Brien component of this application provides further detail to facilitate the progressing of the development to construction stage. In this regard, this component of the application should be regarded as equivalent to a Project Application.

3.1 Location, legal description and ownership

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 15 Location of the site
Source: LBD

Legal description and area

The property is legally known as Lot 2 in DP 604753. The site has an area of 1,732m² (based upon the footprint of the existing basement).

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.

3.2 Proposal

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

Table 8 overleaf details the submitted plans and documentation. The plans and documentation are attached at **Appendix E**.

Table 8 Plans and documentation

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
LSK 00500 100	Landscape Concept Plan	Context	Sept 2006
LSK 00500 101	Landscape Section	Context	Sept 2006

Note: The above plans are currently under refinement by BVN Sydney. BVN confirm that the above plans accurately reflect the refined plans in building height, envelope and depth. The only changes that are being made to the refined plans are in internal floor layout for the accommodation levels and an improvement to the street facade. The refined plans will be submitted as soon as they are made available.

The new building is designed with an average floor plate of 1,640m². The services are spread over eight floors in addition to the establishment of a staff car park over three basement levels. The total gross floor area for accommodating the clinical services is around 10,401m².

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

Figure 14 illustrates the context of the development to the remaining campus of St. Vincent's Hospital.

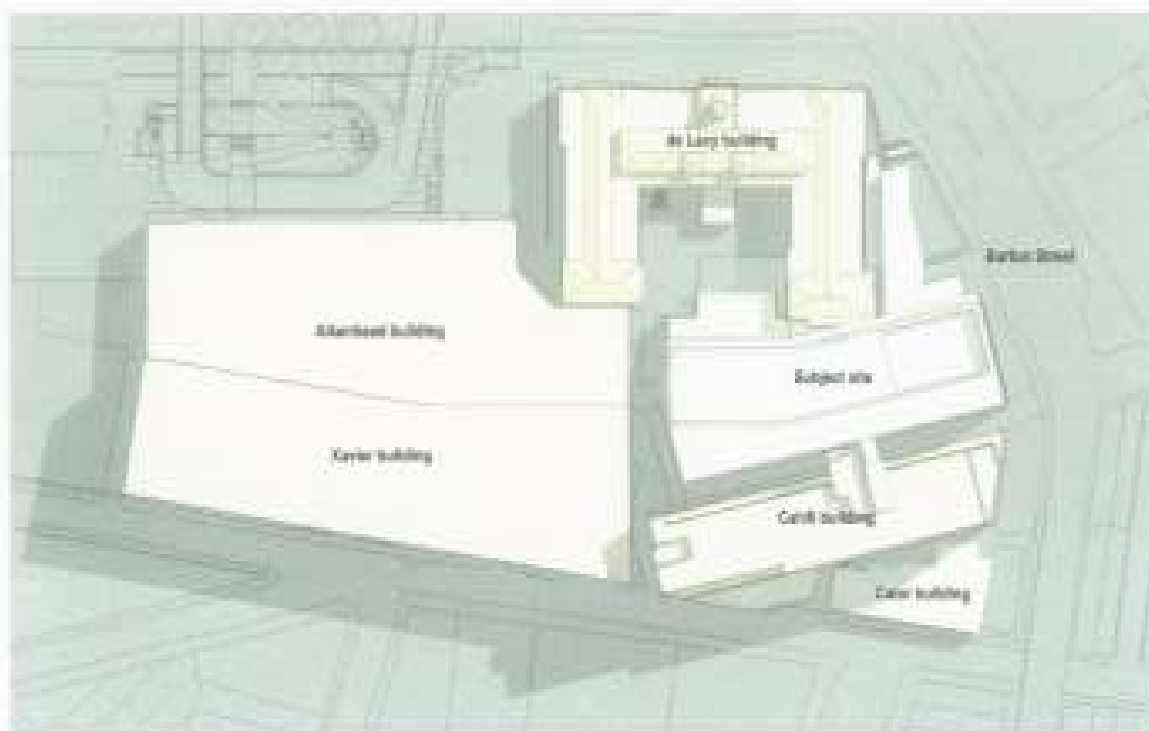


Figure 20 Site layout in conjunction with the St. Vincent's Hospital campus. The new O'Brien building is shown in white.

3.3 Numerical overview

Table 9 numerically describes the development:

Table 9 Numerical overview (O'Brien)

Site Area (m ²)	GFA (m ²)	Building Height	Car Parking
1,732	10,401	5 storeys	228 bays

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 10,401m².

Building height

The existing O'Brien building is dominated by the built form of the neighbouring 12 storey Cahill building. The proposed massing of the new O'Brien building will provide a visual transition behind the Cahill building and the neighbouring heritage de Lacy building.

Because the site is zoned 'Special Use' there are no height controls applicable to the proposal. However, in designing the building consideration has been given to the current height of the O'Brien building (RL 64.2) and its relationship between the built form on the site and surrounding development (de Lacy is RL 66.64 to the ridge and Cahill is RL 71.76 to the main roof top). In this regard, it is proposed to adopt a maximum building height of up to eight storeys equivalent to 27.36 metres from the low point of the Burton Street boundary.

Figure 15 illustrates the transitional height of the new O'Brien building.



Figure 21 Burton Street elevation

Note: The new O'Brien building accommodates a similar building envelope as the existing O'Brien building



Figure 22 Side elevation viewed from the de Lacy building

Car parking and traffic

Development Control Plan No. 11 (Transport Guidelines for Development). Table 10 shows the carparking requirements of SSDCP 11.

Table 10 Car parking requirements

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

Source: SSDCP 11

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.

The car parking will service both the O'Brien building and the main St. Vincent's Hospital campus which has an on-site car parking shortfall.

Car parking is contained within four levels of basement.

Traffic consultants, URaP-TTW Pty Ltd have provided a supplement letter to their initial traffic report detailing the impacts both in and off the site. The letter is attached at Appendix F.

3.4 Building material and finishes

Details of the materials and finishes for the external fenestration of the building is included in a Statement of Commitments in Section 6 of this report.

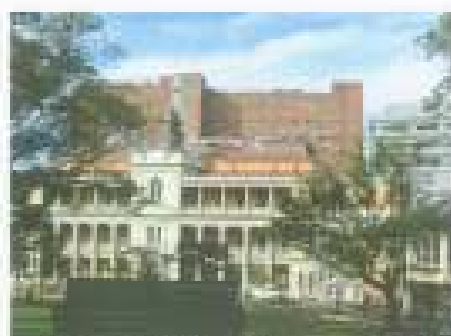


Figure 23 The de Lacy building with Cahill to the rear

Note: The new building will retain the same height as the existing O'Brien building which is just visible above the ridge line of the de Lacy building.

3.5 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, GBA. 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 the exception 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 facade or the streetscape.

Part of the dismantled and stored sandstone wall which formed part of the original perimeter fencing around the hospital will be reconstructed along Burton Street as part of the heritage interpretation of the Hospital site.

A copy of the report by GBA is attached at **Appendix G**.

3.6 Utilities

The availability of utilities to the site is considered to be satisfactory given its long usage as a hospital building.

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

3.7 Stormwater & drainage

The existing stormwater infrastructure is considered satisfactory for the current use of the site.

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.

3.8 Accessibility

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 is addressed in the Statement of Commitment in Section 6 of this report.

3.9 Soils

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

3.10 Waste

Waste management is addressed in the Statement of Commitments in Section 6 of this report. Waste management during the demolition and excavation works has been addressed in the accompanying Project Application for Early Works.

3.11 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. ESD has been addressed in the Statement of Commitments in Section 6 of this report.

3.12 Natural hazards

There are no known natural hazards associated with the proposal.

3.13 Technological hazards

A contamination investigation has been conducted by New Environment Management and Technology Pty Ltd.

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.

A copy of the report is at **Appendix H**.

ESD has been addressed in the Statement of Commitments in Section 6 of this report.

3.14 Landscape treatment

The landscaping for the O'Brien project is limited to the restricted site area and constrained location of neighbouring buildings. A small area along the Burton Street side of the de Lacy building will form a raised entranceway into the new O'Brien building. This area will also be used for seating and will be landscaped to provide visual relief both from the street and from the entranceway.

A copy of the landscape plan is included at **Appendix E**.

3.15 Building Code of Australia and Fire Safety (BCA)

A Statement of Commitment is included under Section 6 of this report requiring compliance of the new O'Brien building with the BCA. A BCA report has been provided and is attached at **Appendix E**.

3.16 Construction management

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.

The requirement for a Construction Management Plan is included in a Statement of Commitment in Section 6 of this report.

3.17 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.

On a broader crime prevention level, 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.

4 Environmental planning instruments

This section summarises the various planning instruments and controls affecting the proposal.

4.1 Environmental Planning & Assessment Act, 1979 (EP&A Act)

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 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. Part of the s.94 contribution may be off-set by works-in-kind.

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.

4.2 State Environmental Planning Policies (SEPPs)

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.

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 a concept plan for the two sites.

Additionally, the following SEPPs may be applicable at the Project Application stage:

- State Environmental Planning Policy No 1 (Development Standards)
- State Environmental Planning Policy No 6 (Number of Storeys in a building)
- State Environmental Planning Policy No 8 (Surplus Public Land)
- State Environmental Planning Policy No 11 (Traffic Generating Development)

- State Environmental Planning Policy No 32 (Urban Consolidation (Redevelopment of Urban Land))
- State Environmental Planning Policy No 55 (Remediation of Land)
- State Environmental Planning Policy No 65 (Design Quality of Residential Flat Development)
- State Environmental Planning Policy (Seniors Living)

4.3 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)

4.4 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 1998

5 Submissions and consultation

The proposal was notified by the Department of Planning for a period of 30 days in accordance with Clause 75H(3) of the EP&A Act. St Vincent's Hospital also placed the proposal on their website and mailed information to 2,000 residents in the area.

A total of 110 public submissions and 5 submissions from Public Authorities were received. A copy of the letters of submission from Public Authorities is attached at **Appendix H**.

The following section addresses the public submissions, Public Authority submissions and issues raised by the NSW Department of Planning.

5.1 Public submissions

Table 10 provides a response to the public submissions to the notified Concept Plan. The submissions are arranged in order of frequency of issue. It should be noted that the submissions addressed both the 'Carras' and 'O'Brien' components of the Concept Plan. Each issue is in bold heading in the left-hand column followed by Architectus' response in standard text. A comprehensive submission was received from ESNA (East Sydney Neighbourhood Association) and is addressed separately at the beginning of Table 11.

Table 11 Response to public submissions

Issue/Respondent	Frequency	Reply
ESNA – East Sydney Neighbourhood Association	N/A	The ESNA submission raised the following issues: Land ownership This objection expresses concern regarding the lease arrangement of St. Vincent's and the sale of Crown Land. A copy of the landowners' consent from the Department of Lands is provided at Appendix A. Process This objection claims that there is insufficient nexus between the sale of Carras and the development of O'Brien to warrant consideration as a SSS site. The development is intimately linked to a land use which is identified within SEPP (Major Projects) as a critical infrastructure. The O'Brien development relies on the Carras sale relocate the Carras mental health facility. The rezoning of Carras required consideration of SSS provisions. Consultation Community consultation was conducted in two parts – by DoP as legislatively required, and by St. Vincent's Hospital. As DoP are required to notify the proposal under the provision of the EP&A Act the process and extent was predetermined. The consultation process conducted by St. Vincent's Hospital was not required by law but rather as a means to enhance the notification process conducted by DoP and relations between the hospital and the Darlinghurst community. It should be understood that, in any consultation process, not all parties can be reached directly which is why the development was advertised in the local newspaper, within the hospital premises and on the DoP and St. Vincent's Hospital website. Notification and consultation with community groups was conducted based upon information on hand regarding the existence of such groups. The Hospital letterboxed over 2000 residents in the area. Zoning The Concept Plan is submitted in concurrence with a rezoning application. The site is situated within a recognisable transition zone between the residential areas of Darlinghurst, the commercial areas of eastern Darlinghurst, Surry Hills and Central Sydney and the Special Use Zones immediately adjacent to the site to the west. The transitional nature of the site has lent itself to the appropriateness of the mixed use character of the proposed development in that it will introduce uses which will be mutually compatible, in both social and economic terms, with the existing residential and commercial uses in the surrounding area. Height & FSR This issue relates to the proposed bulk and scale, FSR and building height (primarily the tower component) when juxtaposed against surrounding residential development. The Concept Plan proposed an FSR of 3.3:1 and a total building height of 12 storeys for the tower component. The FSR of surrounding residential development ranges from 1:1 to 2.75:1 (Republic) while building heights range from 1 storey to 8 storeys (Republic).

Issue/Respondent	Frequency	Reply
		It is noted that the proposed development is constrained by an irregular lot shape, topography and placement of heritage buildings. In this regard, a low rise development has proven to be difficult. However, following meetings with DoP and the Minister of Planning a revised option has been developed which reduces the building height (to 7 storeys) and the FSR (to 2.75:1) thus decreasing the overall bulk and scale. Traffic & Parking The proposed Caritas development indicates a total car parking requirement of 166 bays which will be located within basement car parking areas. The car parking requirement was based upon the anticipated unit yield, total commercial floor space and the parking controls of the Sydney Local Environmental Plan (Part 5 – Car Parking) as opposed to the South Sydney Development Control Plan No. 11 (Transport Guidelines for Development). The reason for the preferred use of the Central Sydney LEP was that it has a more realistic rationale in determining car parking needs than the South Sydney DCP and that it is likely that under the LEP the Central Sydney rate will prevail. The Preferred Project follows the same principle and opts to adopt the Central Sydney LEP parking provisions for on-site parking. The revised on-site car parking provision for the development will be subsequently reduced to 142 bays. Social considerations Caritas The layout and proposed use mix of the development has been considered to be the most appropriate given the location and orientation of the site. The site is situated within a recognisable transition area between the residential areas of Darlinghurst, the commercial and mixed use areas of eastern Darlinghurst, Surry Hills and Central Sydney and the Special Use zones immediately adjacent to the site. The interface nature of the site has lent itself to the appropriateness of the mixed use character of the proposed development in that it offers the introduction of uses which will be mutually compatible in both social and economic terms, with the existing residential and commercial uses in the surrounding area. The extent of open space within the development will be concentrated as 'usable' open space which will be available to the occupants and surrounding community alike. Currently, the open space on the site is dispersed and closed off to the community. O'Brien The development of "Caritas" is linked to the development of the new "O'Brien" building within the St. Vincent's Hospital campus. The "O'Brien" development proposes the demolition of the existing, and now redundant, O'Brien building and the construction of a new hospital building within a similar envelope. The new building has been designed to function as a mental health clinic and will accommodate an extensive range of services than currently offered at the Caritas Centre. The provision of a new hospital building to house the Mental Health services of St. Vincent's Hospital has been welcomed by Local and State government agencies as it is acknowledged that the ageing Caritas Centre is struggling to function efficiently and effectively on the current site. Heritage The heritage buildings (Caritas House and Caritas Cottage) on the Caritas site will be retained, upgraded and adaptively re-used. In addition, the buildings will be accessible to the Darlinghurst community through the availability of previously unavailable thus unting the heritage aspects of the site with the Darlinghurst community. View corridors The development will not disrupt the existing view corridors as the site is currently isolated from surrounding residential development by its situation within a pocket of Special Use zones. It is not evident that any view corridors exist across the site to district or water views. Trees/natural environment The status of trees on the site has been assessed by a qualified arborist. In the Concept Plan, The two London Plane trees, which are recommended in the Concept Plan for removal, will be retained in the Preferred Project.
Incompatibility with surrounding development, density and overdevelopment	88	This issue relates to the proposed bulk and scale, FSR and building height (primarily the tower component) when juxtaposed against surrounding residential development. The proposed development indicates an FSR of 3.3:1 and a total building height of 12 storeys for the tower component. The FSR of surrounding residential development ranges from 1:1 to 2.75:1 (Republic) while building heights range from 1 storey to 8 storeys (Republic). It is noted that the proposed development is constrained by an irregular lot shape, topography and placement of heritage buildings. In this regard, a low rise development has proven to be difficult. However, following meetings with DoP a revised option has been developed which reduces the building height (to 7 storeys) and FSR (to 2.75:1) thus decreasing the overall bulk and scale. It is considered that this substantial revision will satisfactorily address this issue.

Issue/Respondent	Frequency	Reply
Building height	69	As discussed above, the proposed building height for the exhibited Concept Plan is up to 12 storeys for the lower component. This has since been reduced to 7 storeys to address comments made by DoP and the Minister of Planning and proposes a more complementary and compatible design to surrounding residential development. The Bourke Street building will be increased by one storey and extended to the street corner to provide a balanced development of the site.
Traffic generation, car parking and management	33	This issue is addressed above.
Overshadowing and solar access	27	Due to the north-south orientation of the site the proposed Concept Plan predominantly overshadows itself. The exception is an overshadowing of Bourke Street roadway during the morning (8am – 11am) from the lower component. Between 11am and 3pm the site is overshadowed by the Burton Street buildings with exception to a gap between the Burton Street building and the Bourke Street building. This gap permits sunlight access into the internal courtyard areas around Caritas House. From 3pm onwards the lower component overshadows the Forbes Street roadway – terminating against the high wall of the adjacent TAFE college. The Preferred Project significantly lowers the height of the Burton Street building thus reducing the level of on-street overshadowing and reducing the internal overshadowing of the site.
Amenity (visual impact)	19	Amenity has been used as a generic objection and is assumed to relate to visual appearance although it will incorporate specific aspects of privacy, overshadowing, open space, noise and traffic etc) which are discussed elsewhere in this table. With respect to visual appearance, it should be noted that the proposed development is presented in block form as a conceptual site layout only to represent the building envelope. The architectural design, treatment and articulation of the development will be addressed in detail in a subsequent Project Application following approval of the Concept Plan. It is at this level that the development will be given character and treated to relate to its surrounds.
Community consultation	17	This issue has been addressed above.
Urban design, existing character, future zoning and planning principles	12	The layout and proposed use mix of the development has been considered to be the most appropriate given the location and orientation of the site. The site is situated within a recognisable transition area between the residential areas of Darlinghurst, the commercial areas of eastern Darlinghurst, Surry Hills and Central Sydney and the Special Use zones immediately adjacent to the site. The transitional nature of the site has lent itself to the appropriateness of the mixed use character of the proposed development in that it offers the introduction of uses which will be mutually compatible in both social and economic terms, with the existing residential and commercial uses in the surrounding area.
Pedestrian and cycle facilities	5	This objection suggests that the development does not adequately provide for pedestrian and cycle facilities. The design of the basement car parking plan in the future Project Application – together with the ground floor plan – are yet to be developed. These refined plans will detail adequate pedestrian and cycle facilities in accordance with relevant controls.
Setbacks	4	The proposed setbacks are consistent with the requirements under S8LEP 1998 and DCP.
Provision of mental health facilities	4	This objection expresses concern about a loss of mental health facilities. The proposed development is linked to the development of the new 'O'Brien' building within the St. Vincent's Hospital campus. The 'O'Brien' development proposes the demolition of the existing, and now redundant, O'Brien building and the construction of a new hospital building within the same envelope. The new building has been designed to function as a mental health clinic and will accommodate an extended range of services than currently offered at the Caritas Centre. The provision of a new hospital building to house the Mental Health services of St. Vincent's Hospital has been welcomed by Local and State government agencies as it is acknowledged that the ageing Caritas Centre is struggling to function efficiently and effectively on the current site.
Open space	4	This objection expresses concern about a loss of visual open space. The existing arrangement on the site provides 59% (2,668m²) open space of which approximately 33% (827m²) consists of porous landscaping. The development proposes to provide 40% (1,904m²) of the site as open space. Of that area, approximately 62% (1,195m²) will consist of porous landscaping. Therefore, the revised option represents an increase of up to 368m² in the provision of porous landscaping from the current situation and a surplus of up to 765m² above the open space provision.

Issue/Respondent	frequency	Reply
Adequacy of documentation	4	This objection suggests that the documents contained in the Concept Plan (namely the traffic report) are incorrect and contain errors, omissions and false assumptions about the local area including street access. Additionally, reference is made to a lack of precedent for the development. The traffic report is updated with respect to the Preferred Project. The Preferred Project has reduced the height of the Caritas development to complement the scale of the Republic and existing development thereby falling more within the scope of the precedent set by the Republic.
Privacy	3	The Caritas development has been designed to accommodate the perimeter of the site with balconies facing out to the street. Both Bourke Street and Burton Street, as well as Forbes Street, are 20 metres in width which exceeds the 12-18 metre distance suggested by SEPP No. 65 for the provision of privacy. The internal privacy arrangements will be addressed at a later Project Application stage to comply with SEPP No. 65.
Noise and impact of construction	3	This objection suggests that the activities in the development (once constructed) will produce more noise than current as well as noise associated with the construction process. The noise associated with construction is unavoidable but manageable within standard noise control criteria set by Council. Standard conditions would be imposed to restrict construction to certain hours/days as well as the use of certain types of machinery.
Infrastructure capacity	3	This objection claims that the existing infrastructure (namely car parking and open space) in the area cannot cope with the additional demand. As stated above, the development is proposed with on-site car parking in accordance with Council requirements. The development will open up the open space areas of the site to the public which are additional to open space areas in the area. The capacity of other infrastructure has been assessed by the relevant agencies who report that the level of infrastructure is adequate for the development.
Independent panel, Consent Authority	0	This objection suggests that an independent panel should be appointed to assess the proposal on behalf of the Minister. Additionally, it is also suggested that by bypassing Council the community's best interests will be disregarded. The SEPP (Major Projects) process is designed to facilitate a timely determination of an application. A similar rigorous assessment process to that undertaken by Council is involved which is undertaken by DoP with consideration of public submissions.
Wind tunnel	2	This objection claims that the development will result in a wind tunnel effect. The Project Application will address wind effects.
Environmental impacts & sustainability	2	The sustainability of the development will be designed during the Project Application stage in accordance with ESD principles.
Lease arrangements/restrictions	1	This objection expresses concern regarding the lease arrangement of St. Vincent's and the sale of Crown Land. The Caritas site is currently under perpetual lease to St. Vincent's and is currently subject to conversion to freehold title which is anticipated to occur in December 2006.
Justification for proposal	1	This objection raises concern regarding the justification for the development of Caritas for the development of O'Brien. The sale of the Caritas site is fundamental to achieving the O'Brien mental health facility.
Fauna and tree loss	1	This objection claims that the development will disrupt bat flight paths between the Botanic Gardens and Centennial Park. Additionally, concern is expressed regarding tree loss on the site. It is not clear how the development will disrupt the flight paths of the bats. Almost all of the trees on the Caritas site will be retained, including the retention of the two Plane Trees previously recommended for removal in the Concept Plan.

In summary, the main concerns from the community refer to an incompatibility with surrounding development, density and overdevelopment (88), building height (49) and traffic generation (33). In each instance, the Preferred Project addresses these concerns by reducing the building height, density and, subsequently, traffic generation as well as incorporating design principles which complement the character of the surrounding neighbourhood.

5.2 Public Authority submissions

Table 11 provides a response to the submissions received from Public Authorities in response to the notified Concept Plan. A copy of all Public Authority submissions are attached at **Appendix I**.

Table 12 Response to Public Authority submissions

Authority	Reply
Claver Moore (Member for Bligh)	The Member for Bligh raised concern regarding the following matters: - Parking and traffic - Lack of a site masterplan for the Hospital campus - Overdevelopment of the "Caritas" site - Heritage impact - Open space and public access - Construction impacts The issues raised by the Hon. Member are responded to individually in Table 11.
Energy Australia	Energy Australia report that they have no objection to the Caritas and O'Brien components of the proposal and that, following an investigation into the electrical loadings in the area, including the proposed development, an electricity sub-station will be required on-site for the development. This has been addressed within the Statement of Commitments.
City of Sydney	City of Sydney expressed concern over the following matters: - Proposed height and FSR - Justification of "Caritas" component based upon commercial consideration - Overshadowing - Privatisation of Crown Land - Heritage impact - Inadequate traffic report for "O'Brien" - Removal of trees on the "Caritas" site These issues raised by the City are responded to individually in Table 11.
NSW Heritage Council	The NSW Heritage Council made the following comments and recommendations: <i>The proposed Concept Plan for the new O'Brien building is considered acceptable in general. However, the later stages of the design development should explore alternatives for a smooth and sympathetic transitional relationship between the proposed development and the existing heritage De laury building.</i> Responding comment This matter is addressed in the Statement of Commitments in Section 6 of this report. <i>The impact of the proposed three basement levels of the new O'Brien building on the potential archaeological relics should be addressed. If the proposed work is likely to have an impact on potential archaeological relics, appropriate assessment should be carried out and adequate mitigation measures should be taken in accordance with the Heritage Office's guidelines.</i> Responding comment This matter is addressed as a Statement of Commitment <i>The proposed Concept Plan application for the Caritas site, if approved, would have substantial adverse impact on the significance of the site. In particular, the proposed demolition of some of the components of the site without adequate level of assessment and the construction of tall buildings up to eleven storeys and their relationship with the surrounding conservation area should be given further consideration. Accordingly, the following additional information/documentation should be required:</i> <i>A more detailed heritage assessment of the existing buildings and landscape features of the site should be prepared to allow a more detailed assessment of the potential impacts of the proposed development on the significance of the site.</i>

Authority	Reply
	Responding comment A detailed assessment of the site has been carried out by GBA and AHMS (copies of both reports are attached at Appendix D). However, it is acknowledged that a more detailed archaeological assessment will be required to be carried out once the site has been cleared of those buildings proposed for demolition. This matter has been addressed as a Statement of Commitment and will be imposed as a condition of consent upon approval of a Project Application. <i>b. The level of design documentation, especially the lack of a visual analysis of the proposed blocks is inadequate for a major development of this scale. It is therefore recommended that more detailed design documentation including coloured photomontages and perspectives should accompany the proposed development.</i> Responding comment The level of design documentation is considered sufficient for a Concept Plan for Caritas. The Concept Plan seeks approval for building envelopes not an architectural design. The indicative elevations are provided to illustrate architectural articulation. <i>c. An interpretation strategy and plan should be prepared in accordance with the Heritage Office's guidelines.</i> Responding comment This matter is addressed at Statement of Commitment No. 21(c). <i>d. An appropriate management scheme/mechanism should be established to ensure that the heritage items and common open spaces will be properly managed in the future should subdivision be required.</i> Responding comment This matter is addressed at Statement of Commitment No. 21(b). <i>e. All heritage aspects of the works should be supervised by an appropriately qualified heritage consultant to ensure that the impact on the significant fabric is minimised and appropriate mitigation measures are taken.</i> Responding comment This matter is addressed at Statement of Commitment No. 21(d). <i>f. The proposed archaeological management and recommendations contained in the Archaeological Assessment prepared by AHMS dated September 2006 for the Caritas site are considered acceptable. Further assessment/decisions should be taken in accordance with the subject recommendations at the later stages of the application.</i> Responding comment This matter is addressed at Statement of Commitment No. 21(a). <i>g. The Heritage Council advises that the standard of documentation was inadequate to make fully considered recommendations to the Department of Planning. Early consultation in the Part 3A process would assist with assessment.</i> Responding comment As discussed above, the standard of documentation is commensurate to a Concept Plan with architectural design to be provided at the subsequent Project Application stage for Caritas. Consultation was carried out between the Heritage Office and GBA during the early stages of the Concept Plan formalisation. The NSW Heritage Council has provided a further submission following a presentation to the Council on 6 December 2006. The comments and recommendations provided in the response have been addressed under Section 2.6 of this report.
NSW Department of Housing	The NSW Department of Housing expressed concern over the following matters: Heritage Impact Overshadowing Proposed height and FSR Traffic generation, Car parking and management The issues raised by the Department are responded to individually in Table 11.

5.3 Issues raised by Department of Planning

In considering the Concept Plan the Department of Planning raised concern regarding:

- Building height.
- FSR.
- Retention of trees.

These concerns have been addressed in the redesign of the Preferred Project and throughout the body of this report.

6 Statement of Commitments

This section provides Statements of commitment which will be required to be undertaken at the Project Application stage.

Section 6.1 provides Statements of Commitment for the O'Brien component.

Section 6.2 provides Statements of Commitment for the Caritas component.

Section 7 expands upon the list of commitment for the O'Brien development owing to its proposed Project Application status within this report.

6.1 O'Brien component

1. GENERAL UNDERTAKINGS

The planning, design, construction and operation of the building will be undertaken in accordance with the requirements of the Environmental Performance Guide for Buildings (EPGB) developed by the Policy Services Division of the Department of Works and Services.

The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

Early works, excavation and structural works proposed as part of the project will be undertaken in accordance with relevant guidelines and legislation.

2. APPROVED PLANS

The development will be undertaken in accordance with the Preferred Project Report dated December 2006 and the plans shown in the following drawings:

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
LSK 06589-100	Landscape Concept Plan	Context	Sept 2006
LSK 06589-101	Landscape Section	Context	Sept 2006

3. DEMOLITION

- A) Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001: The Demolition of Structures

which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.

4. CONTAMINATION

- (a) The exportation of waste (including fill or soil) from the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the Department of Environment and Conservation's (DEC) *Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes*.
- (b) Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Principal Certifying Authority.

5. REMEDIATION OF CONTAMINATED LAND

- (a) A *Stage 2 Detailed Investigation* must be completed in accordance with Clause 3.4.1 of the SEPP 55 Guidelines and the Department of Environment and Conservation's (DEC) *Guidelines for Consultant Reporting on Contaminated Sites (1997)* by an Accredited Site Auditor to define the nature, extent and degree of contamination; to assess potential risks posed by contaminants to health and the environment; and to obtain sufficient information to develop a remedial action plan (RAP), if required, to be submitted to DoP with a site audit report.
- (b) A *Stage 3 Remedial Action Plan*, if required by the accredited site auditor, any site audit report or by DoP, must be submitted to DoP.
- (c) The site must be remediated in accordance with the *Stage 3 Remedial Action Plan*.
- (d) A *Stage 4 Validation and Monitoring Report* must be submitted to DoP together with notice of completion of remediation pursuant to clause 18 of SEPP 55.

6. ASBESTOS REMOVAL

All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".

7. PROHIBITION OF ASBESTOS RE-USE

No asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill etc.)

8. CLASSIFICATION OF WASTE

Prior to the exportation of all waste from the site, the materials must be classified to determine where the waste may be legally taken. The

Protection of the Environment Operations Act 1997 provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility.

9. DISPOSAL OF ASBESTOS

Asbestos to be disposed of must only be transported to waste facilities licensed to accept asbestos.

10. ASBESTOS REMOVAL SIGNAGE

Standard commercially manufactured signs containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm are to be erected in prominent visible positions on the site.

11. SIGNAGE LOCATION AND DETAILS

- (a) A site notice board must be located at the entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.
- (b) The site notice board must include the following:
 - (i) contact person for the site;
 - (ii) telephone and facsimile numbers and email address; and
 - (iii) site activities and time frames.

12. SKIPS AND BINS

No asbestos laden skips or bins are to be left in any public place without the approval of DoP.

13. NOTIFICATION OF ASBESTOS REMOVAL

All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone and facsimile numbers and email address.

14. URBAN FORM

- A) The detailed design of the facilities will incorporate the strategies of resource consumption, environmental loadings, quality of indoor environment, functionality and wider planning issues of economics, management, transport and cultural environment as outlined in the Environmental Performance Guide for buildings.
- B) The detailed design will comply with the principles and development controls set out in this application.

15. TRAFFIC AND TRANSPORT

- A) The maximum number of car parking space on site will be 228.
- B) All car parking and loading bays will be constructed in accordance with the relevant Australian Standards.

16. ACCESS AND MOVEMENT

- A) Access and Safety protocols will be included in an Access and Safety plan which will be prepared to maintain access and use of the site during the redevelopment of the hospital site to ensure the safety of staff, visitors and patients.
- B) The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
 - (a) NSW Health Facility Guidelines, including Part B - Design for Access, Mobility, OH&S and Security.
 - (b) DD532 Improved Access for Health Care Facilities.
 - (c) AS 1428.
 - (d) The Building Code of Australia.

17. ON-SITE TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN

- A) Prior to the commencement of any works on the site, a Traffic and Pedestrian Management Plan will be prepared which will address the following matters:
 - (a) ingress and egress of vehicles to the site,
 - (b) loading and unloading, including construction zones,
 - (c) predicted traffic volumes, types and routes, and
 - (d) pedestrian and traffic management methods.
- B) A copy of the plan will be provided to City of Sydney Council.

18. WASTE MANAGEMENT

The proponent is to submit a Waste Management Plan for approval for the proposed building or any other stage of the proposal that involves demolition, construction or excavation prior to the issuing of a Construction Certificate. 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.

19. 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.

20. CONSULTATION WITH UTILITIES

The proponent shall provide evidence of compliance with the

requirements of all utility suppliers for the Main Building.

Purpose: To ensure adequate utility services for the building.

6.2 Caritas component

21. APPROVED PLANS

This Preferred Project, of itself does not enable the construction or demolition of any structure without an approval under a Project Application. Project Application(s) to be submitted are to be generally in accordance with the Preferred Project documentation, accompanying reports and documentation and in accordance with any accompanying documentation referenced in the Statement of Commitments prepared by Architectus dated December 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	December 2006

22. ENVIRONMENTALLY SUSTAINABLE DESIGN

A report that demonstrates the building's compliance with BASiX for the residential component shall accompany the project application for the building.

Purpose: to achieve acceptable ESD Principles for the development

23. DESIGN PRINCIPLES

The Project Application will address the Design Principles in Section of the Preferred Project report.

Purpose: To ensure high quality design and appropriate response to issues addressed in the Preferred Project.

24. 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.

25. 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

26. LANDSCAPING AND PUBLIC DOMAIN PLAN

The proponent is to submit for approval a detailed landscaping plan with the Project Application based on the Building Envelope Control Plan.

Purpose: To provide for an acceptable landscaped provision for the site.

27. 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 that demonstrates that the building has been adequately designed with regard to these principles.

Purpose: To provide for a safe public domain environment.

28. 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

29. 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

30. CONSULTATION WITH UTILITIES

The proponent shall provide evidence of consultation and compliance with the requirements of all utility suppliers to accompany the Project Application.

Purpose: To ensure adequate utility services for the building.

31. 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.

32. HERITAGE

The following is required prior to the Project Application approval.

The following information/documentation will be required prior to the issuing of a Construction Certificate:

- A) Colour photo-montages to illustrate visual impact of the development

in relation to the heritage items.

- B) An appropriate management scheme/mechanism is to be established to ensure that the heritage items and common open spaces will be properly managed in the future should subdivision be required.
- C) An interpretation strategy and plan is to be prepared in accordance with the Heritage Office's guidelines.
- D) All heritage aspects of the works is to be supervised by an appropriately qualified heritage consultant to ensure that the impact on the significant fabric is minimised and appropriate mitigation measures are taken.
- E) The proposed archaeological management and recommendations contained in the Archaeological Assessment prepared by AHMS dated September 2006 for the Caritas site are to be undertaken.

7 Provision of approval without further Project Application

There is provision for the O'Brien project to be approved without the necessity for a further Project Application, subject to the discretion of the Minister in accordance with s.75P of the EP&A Act (reproduced below):

575P Determinations with respect to project for which concept plan approved

1. *When giving an approval for the concept plan for a project, the Minister may make any (or any combination) of the following determinations:*
 - a) *the Minister may determine the further environmental assessment requirements for approval to carry out the project or any particular stage of the project under this Part (in which case those requirements have effect for the purposes of Division 2),*
 - b) *the Minister may determine that approval to carry out the project or any particular stage of the project is to be subject to the other provisions of this Act (in which case the project or that stage of the project ceases to be a project to which this Part applies),*
 - c) *the Minister may determine that no further environmental assessment is required for the project or any particular stage of the project (in which case the Minister may, under section 75J, approve or disapprove of the carrying out of the project or that stage of the project without further application, environmental assessment or report under Division 2),*
2. *If the Minister determines that approval to carry out the project or any particular stage of the project is to be subject to the other provisions of this Act, the following provisions apply:*
 - a) *the determination of a development application for the project or that stage of the project under Part 4 is to be generally consistent with the terms of the approval of the concept plan,*
 - b) *the project or that stage of the project is not integrated development for the purposes of Part 4,*
 - c) *any further environmental assessment of the project or that stage of the project under Part 4 or Part 5 is to be undertaken in accordance with the requirements determined by the Minister when approving the concept plan (despite anything to the contrary in that Part),*
 - d) *the Minister may, by order, declare that that stage of the project (or any part of it) is exempt or complying development for the purposes of this Act,*
 - e) *the Minister may, by order, declare that that stage of the project (or any part of it) is not designated development for the purposes of this Act,*
 - f) *(the Minister may, by order, revoke or amend (as the case requires) the declaration of the project under this Part.*

An order under paragraph (d), (e) or (f) is to be published in the Gazette and has effect according to its tenor.

The two tables below makes provisions for additional Statements of

Commitment or conditions to apply to such an approval in the case of the Minister exercising discretion under S75P(1)(c). These additional provisions are drafted as conditions that may be imposed to give effect to an approval of the project as modified under the Concept Plan by the Preferred Project Report, without the necessity for requiring the submission of a further project application. Nominated, additional information that is currently being obtained to satisfy these (draft) requirements will be available for submission prior to a determination of the proposal.

Purpose	Additional Statement of Commitment/Conditions of an approval to void the need for a further Project Application for O'Brien.
	1. A Reflectivity Analysis Report is to be provided for approval that takes into account the facade detailed design and materials proposed prior to the release of the relevant Construction Certificate for the building.
	2. An updated Access Report is to be provided that demonstrates that the proposal complies with AS 1428.1, AS 1735.12 and AS 2890.1 prior to the release of the Construction Certificate for the main building works.
	3. A final Waste Management Plan is to be submitted to DoP for approval prior to the commencement of construction of the Early Works and is to be submitted for approval of the DoP also prior to the issuing of a Construction Certificate for the building.
	4. Confirmation is to be provided to the certifying authority prior to commencement of construction work on the main building (not early works) that all essential services including, water, sewer, electricity and appropriate telecommunication options are available and adequate for the proposal.
	5. Material sample board including photographs and other images is to be submitted to DoP for approval prior to the release of any Construction Certificate for the relevant building works.

Notes	Additional typical standard conditions of approval
Insert reference to plans and reference documents.	APPROVED DEVELOPMENT a) Development must be in accordance with Project Application No. <i>(insert number)</i> dated <i>(insert date)</i> and <i>(insert title of EA Report)</i> prepared by <i>(insert author of the reports)</i>, dated <i>(insert date of the reports)</i> and the following drawings: <i>(Drawing Number)</i> <i>Architect Date</i> <i>(drawing no) (name of architect) (drawing date)</i> <i>(drawing no) (name of architect) (drawing date)</i> <i>(drawing no) (name of architect) (drawing date)</i> <i>(drawing no) (name of architect) (drawing date)</i> <i>(drawing no) (name of architect) (drawing date)</i> and as amended by the conditions of this consent. b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.
Insert reference to sample board when supplied.	DESIGN DETAILS (MAJOR DEVELOPMENT) The design details of the proposed building facade including all external finishes, colours and glazing must be in accordance with the materials schedule and sample board, and specifications prepared by <i>(insert)</i> dated <i>(insert)</i>.
<i>(subject to any amendments during assessment process)</i>	GROSS FLOOR AREA The following applies to Gross Floor Area : The Gross Floor Area for the site must not exceed 10,471m².

Notes	Additional typical standard conditions of approval
(subject to any amendments during assessment process)	BUILDING HEIGHT a) The height of the building must not exceed RL 60.44 (AHD) to the top of the 8th motor or plant room (whichever is higher) of the building. b) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification of the height of the building, to the satisfaction of the Principal Certifying Authority.
	SECURITY MANAGEMENT PLAN Prior to occupation of the building, a Security Management Plan, which specifies security patrol, surveillance and other security and response methods and security management of the public and private domain within and surrounding the site must be submitted to and approved by DoP prior to the issuing of an Occupation Certificate. The approved plan must be implemented during operation of the use.
	LOADING WITHIN SITE All loading and unloading operations associated with servicing the site must be carried out within the confines of the site, at all times (and must not obstruct other properties/units or the public way).
	LOADING/PARKING KEPT CLEAR At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.
	UTILITY SERVICES To ensure that utility authorities are advised of the development: a) A survey is to be carried out of all utility services within and adjacent to the site including relevant information from utility authorities and excavation if necessary, to determine the position and level of services. b) Prior to the commencement of work the applicant is to negotiate with the utility authorities (e.g. Energy Australia, Sydney Water, and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.
	ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia and AS 1428.1, AS 1735.12 and AS 2890.1. If, in complying with this condition, amendments to the development are required, the design changes must be submitted for the approval of DoP prior to a Construction Certificate being issued relevant to the main building works.
	CAR PARK VENTILATION The car park must be ventilated in accordance with the Building Code of Australia and, where necessary, Australian Standard AS1698, Parts 1 & 2. Ventilation must be controlled by CO2 sensors to ensure compliance with health requirements while reducing energy demand.
	CERTIFICATION OF GEOTECHNICAL INSPECTION Prior to the issue of a Construction Certificate, a Geotechnical Inspection Certificate in accordance with Clause A2.2(a)(ii) of the Building Code of Australia prepared by an appropriately qualified person must be submitted to the satisfaction of the Certifying Authority and a copy submitted to Redfern Waterco Authority.
	CONTROL OF LEGIONNAIRES DISEASE a) The Public Health Act 1997, Public Health (Microbial Control) Regulation 2000 and NSW

Notes	Additional typical standard conditions of approval
	Health Code of Practice for the Control of Legionnaires Disease include microbial control requirements for the installation, operation and maintenance of air handling, heated water systems and water cooling systems and must be complied with. b) The hospital is to register and provide particulars of any water cooling, and warm water systems as required under the provisions of the Public Health Act, 1997 and Regulation. Registration forms are available from Sydney City Council.
	STRUCTURAL CERTIFICATION FOR DESIGN - BCA Prior to the issue of a Construction Certificate, structural details and a Structural Certificate for Design in accordance with Clause A2.2(a)(ii) of the Building Code of Australia (applicable to class 2-9 building) and Clause 1.2.2(2)(i) of Volume 2 of the BCA (applicable to Class 1 and 10 buildings) is to be submitted to the satisfaction of the Certifying Authority (or private accredited certifier). A copy of the certificate must be submitted to DoP.
	ANNUAL FIRE SAFETY STATEMENT FORM An annual Fire Safety Statement is to be given to DoP and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued.
	FIRE SAFETY CERTIFICATE TO BE SUBMITTED A Fire Safety Certificate is to be submitted to the Principal Certifying Authority for all of the items listed in the Fire Safety Schedule prior to an Occupation Certificate being issued.
	OCCUPATION CERTIFICATE TO BE SUBMITTED An Occupation Certificate is to be obtained from the Principal Certifying Authority and a copy submitted to DoP prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.
	CONNECTION TO SEWERS OF SYDNEY WATER CORPORATION Waste water arising from the use is to be directed to the sewers of the Sydney Water Corporation (SWC) under a Trade Waste License Agreement. The pre-treatment of wastewater may be a requirement of the Corporation prior to discharge to the sewer. Details of the Corporation's requirements should be obtained prior to the commencement of construction work.
	COVERING OF LOADS All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter are to have their loads fully covered before entering the public roadway.
	VEHICLE CLEANSING Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.