

09 April 2010

David Gibson
Department of Planning NSW
27-33 Bridge Street
SYDNEY NSW 2000

**St Vincent's and Mater Health Sydney - St Vincent's Research Precinct:
Revised Concept Plan Heritage Impact Statement
MP09_0010**

The Revised Concept Plan makes a number of important changes to the original Concept Plan that impact on the heritage context and these include the:

- Cancer Centre reduced in height by two (2) storeys (11.5m)
- Stage 2 reduced in height by one (1) storey.
- Envelope of Stage 2 changed to provide for a podium level, equivalent to two floors with parapet, to the intersection of Liverpool and West Streets.

The Heritage Impact Statement, dated April, 09, remains unchanged except for these aspects.

Cancer Centre

The Heritage Impact Statement recognised the proposal as a major addition in Victoria Street. "The character of the streetscape in Victoria Street will change significantly however it is considered that with careful design that this may add value to the existing context". The details of the proposed building have been assessed separately for the proposed detailed design of the TKCC.

"The proposed Cancer Centre...is proposed to be a prominent addition to the streetscape and will be larger than the surrounding buildings. The site comprises a number of existing sites and will introduce a separate element and form in this section of Darlinghurst. It cannot be considered comparable to the buildings opposite and makes no attempt to be an infill building. It is designed as a new element in the townscape." The subject building is to be lowered by two floors from the original concept plan. This will have a positive effect in terms of its relationship with the St Vincent Hospital buildings and clinics on Victoria Street and will be closer in height to the slightly lower Victor Chang (Lowy Packer) to its rear. The lowering of the height will not impact on specific heritage items in any particular manner however it will provide a lower building within the context of the lower terraced dwellings and shops and the three-four storey flat buildings and higher residential buildings and telecommunications building in the area and provide a more dominant proportion for the podium element of the building to the floors above, providing more emphasis on the streetscape levels.

Stage 2

Stage 2 has been lowered by one floor, which now makes it equivalent to the Victor Chang (Lowy Packer) Building. The lowering of the height of the building will have more impact in terms of the planning aspects than purely heritage matters although the height reduction, in combination with the lower podium level to the intersection of Liverpool and West Streets, will lessen the impact of the subject site in comparison to the adjacent residential conservation areas to the north and east. The building envelope has been modulated along West Street to provide a more complex wall treatment which will step up from West Street and provide more visual depth for the edge of the Conservation Area.

Liverpool and West Streets Podium

A significant contribution to the heritage context is the provision of this podium. The two terraces on the corner, one being 429 Liverpool Street, in private ownership and not within the precinct site, and 431, adjacent and derelict, and within the precinct site both contribute to the corner location and the adjacent conservation areas. It is proposed to conserve the façade of the now derelict 431 Liverpool Street site and integrate this facade within the podium level along Liverpool Street in association with 429 Liverpool Street. This will provide a suitable frame for the buildings and in some part restore the contribution of these terraces to the former terrace row in Liverpool Street. The scale and integrity of the parapets and the details will continue to complement the terraces on the north-west and south-east corners of the intersection. The Darlinghurst public school is so recessed that it has its own integrity without relying on the terrace relationship of the other three corners.

The proposed changes to the St Vincent's Research Precinct provide positive outcomes for the building envelopes in terms of the impact on the surrounding heritage context.

Yours sincerely,



Stephen Davies
Director