

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DETERMINATION OF ST VINCENTS RESEARCH PRECINCT CONCEPT PLAN

Major Project No. 09_0010

I, the Minister for Planning, under the *Environmental Planning and Assessment Act 1979* (the EP&A Act) determine:

- pursuant to section 75O of the EP&A Act to grant concept plan approval to the proposal (as described in Schedule 1 and Part A of Schedule 2), subject to the modifications set out in Part B of Schedule 2; and
- pursuant to section 75P(1)(b) of the EP&A Act, the project or any particular stage of the project with a capital investment value of less than \$15 million is to be subject to the provisions of Part 4 of the EP&A Act,
- all future applications (under Part 3A and Part 4 of the EP&A Act) are subject to further environmental assessment requirements (as specified in Schedule 3 of this approval) in accordance with sections 75P(1)(a) and 75P(2)(c) of the EP&A Act.



Tony Kelly MLC
Minister for Planning

4 AUG 2010

Sydney,

2010

SCHEDULE 1

PART A – TABLE

Application made by:	St Vincent's and Mater Health Sydney Ltd
Approval Authority:	Minister for Planning
Major Project Number:	MP 09_0010
On land comprising:	362-364 Victoria St, Lot 22 DP867249 366-368 Victoria St, Lot 24 DP881417 370 Victoria St, Lot 25 DP881417 372 Victoria St, Lot 26 DP881417 374 Victoria St, Lot 27 DP881417 376-382 Victoria St, Lot 28 DP881417 384-392 Victoria Street, Lot 10 DP846558 405-427, 429 Liverpool Street and Chaplin Lane, Lot 29 DP881417
Local Government Area:	City of Sydney
For:	Medical research land use including: <ul style="list-style-type: none"> • Maximum of 11,486m² gross floor area for the Kinghorn Cancer Centre • Maximum RL 80.4 for the Kinghorn Cancer Centre • Maximum of 8,000m² gross floor area for Stage 2 • Maximum RL 72.0 for Stage 2 • Demolition/tree removal • Earthworks • Building envelopes • Vehicle access arrangements • Subdivision and landscaping
Capital Investment Value:	\$136.55 million
Type of Development:	Concept Plan
Limits on Approval	This approval does not allow any components of the concept plan to be carried out without further approval or consent being obtained.
Date approval is liable to lapse:	5 years from the date of this approval unless the building works associated with any subsequent applications have substantially commenced.

PART B — NOTES RELATING TO THE DETERMINATION OF CONCEPT PLAN MP NO. 09_0010

Responsibility for other consents/agreements

The proponent is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Legal Notices

Any advice or notice to the approval authority shall be served on the Director General.

Inconsistencies between documents

In the event of any inconsistency between the modifications to this Concept Plan approval and the approved plans and documentation described in Schedule 2 and the Statement of Commitments in Schedule 4, the modifications in this Concept Plan approval prevail.

PART C - DEFINITIONS

In this approval the following definitions apply:

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval
BCA	Building Code of Australia
Certifying Authority	Has the same meaning as Part 4A of the EP& A Act
Construction	Any works, including earth and building works
Council	City of Sydney Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning or its successors
Director General	Director-General of the Department of Planning, or nominee
EA	Environmental Assessment titled <i>St Vincents & Mater Health Sydney – St Vincent's Research Precinct Concept Plan Application No. MP09_0010 Environmental Assessment Report (For Public Exhibition)</i> , dated June 2009 prepared by URBIS
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6pm to 10pm
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval
Minister	Minister for Planning, or nominee
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
PPR	<i>St Vincent's Research Precinct Revised Preferred Project Report</i> , dated April 2010 prepared by URBIS.
Project	The project and the accompanying plans and documentation described in Schedule 2, Part A, Condition A1.
Proponent	St Vincent's and Mater Health Sydney Ltd, or anyone else entitled to act on this Approval
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
SEPP (Major Development) 2005	State Environmental Planning Policy (Major Development) 2005
SEPP (Infrastructure) 2007	State Environmental Planning Policy (Infrastructure) 2007
Subject Site	Lot 22 DP867249, Lot 24 DP881417, Lot 25 DP881417, Lot 26 DP881417, Lot 27 DP881417, Lot 28 DP881417, Lot 10 DP846558 and Lot 29 DP881417
Statement of Commitments	The proponent's Statement of Commitments in Schedule 4

SCHEDULE 2

Part A – Terms of Approval

A1. Approved Plans and Documentation

The development shall be generally in accordance with the EA and PPR including all appendices, Statement of Commitments and the following drawings prepared by Daryl Jackson Robin Dyke and Urbis.

Architectural (or Design) Drawings prepared by Daryl Jackson Robin Dyke and Urbis			
Drawing Number	Revision	Name of Plan	Date
BE 01	-	Site Plan – Building Envelope	June 2010
BE 02	-	North Elevation – Building Envelope	June 2010
SK 03	-	East Elevation – Building Envelope	June 2010

Except as modified by this approval pursuant to section 75O(4) of the EP&A Act.

A2. Kinghorn Cancer Centre

The Instrument of Determination for MP09_0011 contains the remaining terms of approval for the Kinghorn Cancer Centre.

Part B – Modifications to the Concept Plan

B1. Design Modifications

Prior to the lodgement of any project application for the Stage 2 site, the Proponent shall submit to the Department of Planning for approval revised concept plan drawings and 3D modelling to address the following:

1. Northern Envelope

- Reduce the bulk of the building envelope and provide an improved interface between the upper levels (4th to 9th levels), 431 Liverpool Street, and residential development to the east through:
 - (i) The north western corner of level 4 to level 8 being a minimum setback of 6.5m from the Liverpool Street boundary.
 - (ii) The north eastern corner of level 4 to level 8 being a minimum setback of 12.5m from the Liverpool Street boundary.
 - (iii) The minimum setback of the northern building envelope of level 4 to level 8 from the Liverpool Street boundary being the straight line between (i) and (ii).
 - (iv) The plant level (level 9) being a minimum of 15.0m from the Liverpool Street boundary.

2. Eastern Envelope

- Reduce the bulk of the building envelope and provide an improved interface with the residential development to the east and a dedicated landscaping zone along West Street through:
 - (i) The setback of level 2 to level 5 being a minimum of 2.0m from the West Street boundary.
 - (ii) The setback of level 6 to level 8 being a minimum of 5.5m from the West Street boundary.
 - (iii) The setback of the plant level (level 9) being a minimum of 10.0m from the West Street boundary.

*Note: level 4 is the immediate level above the parapet height of 431 Liverpool Street

B2. Gross Floor Area

The Concept Plan shall be modified so that the maximum Gross Floor Area for the Stage 2 site is 6000m².

B3. Car parking

The Concept Plan shall be modified so that car parking is equivalent to the sum of:

- 150 spaces (approved for The Kinghorn Cancer Centre in MP09_0011);
- 75 car spaces (for the Lowy Packer building based on a GFA of 9,354m²); and

- the maximum number of car spaces for Stage 2 to be revised and calculated in accordance with South Sydney Development Control Plan 11 - Transport Guidelines for Development 1996 based on the GFA for the Stage 2 building.

Part C – Limits on Approval

C1 Carrying out of work

This approval does not allow any components of the Concept Plan to be carried out without further approval or consent being obtained.

Schedule 3

Environmental Assessment Requirements for future applications for the Stage 2 site

The following environmental assessment requirements apply to any subsequent applications made under Part 3A or Part 4 of the EP&A Act.

1 *General Requirements*

- (a) Any future development of Stage 2 site shall address the planning provisions applying to the site, including, but not limited to: SEPP (Major Development) 2005; SEPP (Infrastructure) 2007; and South Sydney Local Environmental Plan 1998.
- (b) The Proponent shall ensure that any future application for the Stage 2 site shall include:
 - a detailed description of the layout and design of the proposed development;
 - a demonstration that the project is consistent with the requirements of this approval and generally consistent with the scope and intent of the Stage 2 site outlined in documents under condition A1 of this approval;
 - detailed project specific Statement of Commitments, consistent with the Statement of Commitments prepared for the Stage 2 site, with a clear indication of any new or amended commitments relating to the project.

Key Assessment Requirements

2 *Building Form/Urban Design*

Any future project application must include plans, elevations and sections to sufficiently detail the design of all buildings, including height, setbacks, gross floor area, modulation and articulation. Consideration must be given to density, bulk and scale in relation to the surrounding development, topography and streetscape. Any future applications must also include a view analysis, including artist's perspective and photomontages along West Street and Liverpool Street.

3 *Environmental and Residential Amenity*

Any future applications must consider amenity impacts on neighbouring properties, including adequate separation between buildings, setbacks, solar access, visual privacy, acoustic privacy, wind impacts and view corridors, and achieve a high level of environmental amenity for adjoining residences.

4 *Transport and Traffic Impacts*

- (a) Any future development of Stage 2 shall include a traffic assessment that assesses traffic generation, car parking demand and supply, minimise changes to on-street parking conditions, and promote public transport and bicycle usage.
- (b) The Proponent must demonstrate satisfactory performance of any additional traffic management measure/s (as required under Condition F5(3) of MP 09_0011) at the intersection of West Street and West Avenue.

5 *Landscaping*

Landscape plans are to be provided with any future applications clearly identifying vegetation to be removed or relocated and the location of any additional landscaping.

6 *Pedestrian Links*

Any future applications shall outline proposed pedestrian linkages within the precinct including at ground level and inter building linkages.

7 *Heritage*

Any future applications shall:

- Consider the retention of the façade of 429 Liverpool Street and integration with the podium level.
- Provide a Heritage Impact Statement to assess the heritage impacts of any development.

8 *Construction and Operational Impacts*

Any future applications shall address any potential contamination on the site, air impacts, waste material including biochemical or toxic wastes, noise and vibration, and odour impacts.

9 *Drainage, Stormwater and Groundwater Management*

All future applications shall identify drainage, stormwater and groundwater management issues, on site stormwater detention, and drainage infrastructure.

10 *Utilities*

In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities, including any necessary augmentation and staging of any infrastructure works.

11 *Contributions*

Address the likely scope of a planning agreement and/or developer contributions between the proponent and Council, if required.

12 *ESD*

Demonstrate that any future development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including water sensitive urban design measures, energy efficiency, recycling and waste disposal.

Schedule 4

PROPONENT'S STATEMENT OF COMMITMENTS

1 Transport Management

A TMAP (Transport Management and Accessibility Plan) will be prepared to minimize single occupant vehicle trips to and from the precinct. Measures to be considered will include:

- Provision of on-site bicycle parking/storage facilities, together with adequate number of lockers, changing facilities and showers. The minimum number of bike parking places is to comply with the requirements of DCP 11 for the whole Precinct.
- Develop and produce a Transport Access Guide (TAG). TAG shall include information on public transport and cycleways (including nearest bicycle repair services). Distribute TAG to all existing staff. Include TAG into the induction package for all new employees and regular visitors (for example students). Make TAG available at the reception in each facility.
- Make all staff aware and encourage the use of www.131500.com.au by regular emails and by inclusion in TAG.
- Introduce a system which would inform staff members about other staff who reside in their neighbourhood, for the purposes of car pooling.
- Prepare and distribute a guide on health benefits of walking and cycling.
- Investigate a possibility of introducing shift times for certain staff, increasing the ratio of work starting and finishing times outside commuter peak periods.
- Approach one of the existing car share service providers (for example GoGet or FlexiCar) regarding possible cooperation and installation of a car share parking space near or within the Precinct.
- Implement a real time electronic display information system informing staff about the nearest times of bus and train departures. The system should incorporate service disruptions. As an extension, make this system available on the intranet for easy access from each workplace and accessible on mobile/smart phones.
- Provide awnings along all frontages of the Precinct.

Timing: To be submitted for approval with the Project Applications for each project.

2 Dilapidation Surveys of Adjoining Properties

A comprehensive photographic survey and written dilapidation report will be prepared in relation to adjoining properties and Council's footpaths, kerbs and roads surrounding the site. A copy of this report will be provided to the City of Sydney, the owners of 431 Liverpool Street and 360 Victoria Street.

Timing: To be provided to the City of Sydney, the owners of 431 Liverpool Street and 360 Victoria Street prior to the commencement of any excavation or building work

3 Heritage & Archaeology – Archival Recording

Further archaeological investigations will be undertaken, including comprehensive open area excavation and recording with the objective of providing an archival record of the information now preserved in the ground with reference to specific aspects and issues of community and scientific relevance. All archaeological work will be undertaken in consultation with the NSW Heritage Branch and the Archaeological Assessment Guidelines 1996 (as amended).

Timing: Prior to any demolition or excavation works

4 Energy Performance (ESD)

Each project application will be accompanied by an ESD Performance Report that investigates Green State Health Care Pilot, NABERS Energy and TS-II, together with other international guidelines such as LEED for Health Care, Green Guide to Health Care, Labs 21. This will become the basis against which the design, construction and ongoing operation phases of each building will be assessed. Each report will identify specific strategies in relation to Energy Efficient Design; Indoor Environmental Quality; Water-Sensitive Urban Design Measures; Commissioning; Materials; Recycling and Waste Disposal; Landscape and Site Ecology and Transport.

Timing: Submitted to the Director-General for approval prior to the issue of Construction Certificate

5 Safety Management Plan

Security Management Plans will be adopted for each building outlining measures including:

- After hour access control and monitoring
- CCTV locations and monitoring/recording protocols.
- Locking/access arrangements for all externally accessible perimeter access points
- On-site security personnel, both during and outside business hours.
- Loading dock and basement car park security access arrangements.
- Further access control for specialist support rooms, such as isotope rooms, specialised equipment rooms, laboratories etc. (locations to be defined and confirmed during details design stage)

Timing: Prior to the occupation of any new building.

6 Construction Hours

Construction hours will be:

- Monday to Friday: 7am to 6pm
- Saturday: 7am to 3pm
- Sunday and Public Holidays: Not permitted

Timing: Throughout demolition, excavation and construction works.

7 Construction Management

Construction Management Plans will be prepared for each project, including measures to mitigate potential construction impacts relating to:

- Noise and vibration
- Soil and erosion control
- Air quality and air pollution
- Stormwater management
- Waste management
- Cut/fill and retaining structures
- Traffic impacts and management, include pedestrian/cyclist circulation
- Car parking for construction workers

Timing: Preliminary Construction Management Plans will be submitted for approval with the Project Applications for each project.

8 Landscape Plans

Detailed landscaping plans indicating all surface finishes, planting species, height, pot size and irrigation methods will be prepared for all areas indicated on Figure 30 of the Concept Plan.

Timing: To be submitted for approval with the Project Applications for each project.

9 BCA Compliance

All building will be designed in accordance with the Building Code of Australia.

Timing: To be confirmed in the Construction Certificates for each project.

10 Lighting Standards

External lighting will be in accordance with AS 1158, AS4282 Obtrusive Lighting Code and AS4485. Lighting control will generally be by local switches to individual rooms. Large open plan spaces may be bulk switch controlled. The lighting control system will be installed to utilize daylight and intelligent control wherever possible to minimise energy usage.

Timing: To be confirmed in the Construction Certificates for each project.

11 Car Parking and Loading Area Design Standards

All car parking, loading and vehicular manoeuvring areas will be designed in accordance with Australian Standard AS/NZS2890.1-2004 (car parking).

Timing: To be confirmed in the Construction Certificates for each project.

12 Augmentation of Utilities

The approval of all existing utility service providers (e.g. gas, electricity, telephone, water, sewer) will be obtained, and any required augmentation works undertaken.

Timing: Prior to the issue of Construction Certification

13 Remediation/Disposal of Contamination

Phase 1 Site Investigations will be undertaken, and a Remedial Action Plan (RAP) will be prepared, implemented and audited if found to be required.

Timing: Prior to any demolition or excavation works

14 Noise Mitigation

Acoustic Assessment reports will consider the impact of all potential significant noise sources upon surrounding sensitive receptors, and identify any mitigation measures to require compliance with relevant acoustic standards.

Timing: To be submitted with individual Project Applications