

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-10831778 Sydney Children's Hospital Stage 1 and Children's Comprehensive Cancer Centre
Applicant	Health Administration Corporation
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director, Social and Infrastructure Assessments, under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

17 December 2021

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report.
- the prescribed matters under the Environmental Planning and Assessment Regulation 2000.
- the objects of the Act.
- all information submitted to the Department during the assessment of the development application.
- the findings and recommendations in the Department's Assessment Report.
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including provision of new health infrastructure, capital investment in the region, creation of 1,195 construction jobs and 516 operational jobs.
- the project is permissible with development consent, and is consistent with NSW Government policies including:
 - A Metropolis of Three Cities – the Greater Sydney Region Plan.
 - Greater Sydney Commission's Eastern District Plan.
 - The State Infrastructure Strategy 2018-2038.
 - NSW Future Transport Strategy 2056.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. Conditions of consent are recommended to address key impacts associated with external amenity space provision, parking, transport and access, noise, adjacent light rail infrastructure, flooding, stormwater management, contamination and construction impacts.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 19 May until 15 June 2021 (28 days) and received three public submissions, one in support of the project and two providing comments. It also received comments from Council.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report are the provision of external spaces for future patients, construction impacts and building scale.

<i>Issue</i>	<i>Consideration</i>
<p><i>External spaces for patients</i></p> <ul style="list-style-type: none"> Inadequate external space for long stay patients, parents and families 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposal includes ground floor landscaping, including a children's' play area. However, the Department notes this area will be heavily overshadowed in winter. The new UNSW Public Plaza (delivered in conjunction with the adjoining development) also provides publicly accessible ground level open space. The proposal also includes a variety of terraces and open space areas at the upper levels. These spaces were improved in response to concerns raised. The Department supports the proposed landscaping. However, it notes that there is an opportunity for provision of patient recreation / amenity space on the large Level 6 north-facing terrace overlooking High Street. This area provides the largest and best opportunity on the site for elevated open space, as well as access to excellent solar access and outlook. The landscape plans indicate the potential for landscaping in this area, however it has not been included in the landscape scheme. Subject to providing additional recreation space for patients and families at this location, the Department is satisfied the proposal would incorporate good levels of outdoor amenity space for the occupants of the building. <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> A requirement to provide an outdoor recreation space on the north-facing Level 6 terrace.
<p><i>Construction impacts</i></p> <ul style="list-style-type: none"> Noise, vibration, traffic, dust and associated amenity impacts for nearby residential premises Potential associated impact on rent revenue / property value 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> As with all development, some disruption to neighbours as a result of the construction activities, including noise impacts, is inevitable. However, it is considered that impacts can be appropriately minimised and managed with standard conditions. <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> Standard conditions to ensure control of dust and emissions during construction. Requirements for noise mitigation and management during construction. A requirement for a Construction Pedestrian and Traffic Management Plan, including communication with affected neighbours.
<p><i>Building scale</i></p> <ul style="list-style-type: none"> Resulting visual impacts for properties opposite the site. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department considers the proposed scale of the building is appropriate and would not result in unacceptable visual impacts as the scale is consistent with the scale of emerging surrounding development, reflective of expectations for modern institutional development in a metropolitan context and includes a stepped / varied building form to provide visual interest and reduce perceived bulk. <p><i>Conditions:</i></p> <p>No conditions are recommended.</p>