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15 June 2006



The Honourable Frank Sartor MP
The Minister for Planning
c/o Department of Planning
Level 1
23-33 Bridge Street
SYDNEY NSW 2000

Attn: Stephanie Ballango

Dear Minister,

PROPOSED MACQUARIE UNIVERSITY PRIVATE HOSPITAL NO. 3 TECHNOLOGY PLACE, MACQUARIE UNIVERSITY CAMPUS

This submission has been prepared by JBA Urban Planning Consultants Pty Ltd on behalf of Macquarie University and Dalcross Private Hospital, the joint proponents of the proposed Macquarie University Private Hospital at No. 3 Technology Place, Macquarie University Campus.

The purpose of this submission is to:

1. Seek the Minister's opinion as to whether the Private Hospital is a development of the kind described in Schedule 1, Part 18 of the Major Projects SEPP 2005 and therefore, is a 'major project' to be determined under Part 3A of the Act, and

If the Minister agrees that the proposal falls within Part 3A, it is requested that:

2. The Director-General of the Department of Planning issues the requirements for the preparation of an Environmental Assessment Report to accompany a Project Application for the proposed development.

This submission includes:

- an outline of the proposed project;
- a summary of the discussions held to date with Ryde City Council; and
- a preliminary assessment of the environmental issues associated with the proposed development.

1.0 PROJECT OUTLINE

Selected architectural plans of the proposed hospital, prepared by Health Projects International (HPI), are included at **Attachment A**. The following outline of the project includes:

- a description of the project;
- the capital investment value of the project;
- a description of the site; and
- an outline of the planning provisions applying to the site.

1.1 Project description

A summary of the proposed Macquarie University Private Hospital (which is to be located on land referred to as Site 2 in the attached architectural plan) follows:

- demolition of existing buildings on the site;
- construction of a 150 bed private medical hospital over 6 storeys with 3 basement levels for car parking for some 286 cars;
- gross floor space of approximately 17,500m²;
- 10 operating theatres with specialist medical treatment and services including radio surgery, radiology and pathology;
- employment in the order of 200 staff;
- an elevated pedestrian walkway across to No. 2 Technology Place (see below);
- supporting ancillary retail and support services at ground level; and
- associated site landscaping and infrastructure service upgrades.

The private hospital will be linked via an elevated walkway to an approved (LDA 676/2001) and yet to be constructed building, known as No. 2 Technology Place, Macquarie University, and referred to as Site 1 on the attached plans. 2 Technology Place will house ancillary consulting rooms in addition to Macquarie University research and teaching spaces. Construction of Site 1 is due to commence in late 2006.

The proposed private hospital building will be owned by a Special Purpose Vehicle controlled equally by Macquarie University and Dalcross Private Hospital.

1.2 Project Background

The establishment of the Macquarie University Private Hospital is an opportunity to develop Australia's first world class, private teaching hospital facility. The proposed model of integrating a private hospital with a research intense university is one based upon best practice as established in such distinguished institutions as the Mayo Clinic, Rochester and Georgetown University Hospital, Washington, USA.

The hospital provides a number of opportunities, including:

- entry by Macquarie University in postgraduate medical training and providing further support for the undergraduate medical program for Western Sydney;
- extension of research facilities in collaboration with the private sector and the government;
- establishment of a first class medical facilities and expertise in the Macquarie University growth corridor;
- promote synergies with IT and Technology industries in the Ryde area;
- assist in generating further opportunities, training and assisting in the retention of expertise from leaving NSW and Australia;
- compliment other medical developments and existing services which support the region; and
- facilitate the training of up to 50 medical registrars (which equates to \$100,000 per registrar per year for 5 years).

The project has been discussed with Northern Area Health Services, Royal Rehabilitation Centre and the Private Branch of NSW Health Department.

1.3 Capital investment value

Group 7 'Health and public service facilities', Part 18 'Hospitals' of Schedule 1 of the Major Projects SEPP states:

- (1) *Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:*
 - (a) *day surgery, day procedures or health consulting rooms, or*
 - (b) *accommodation for nurses or other health care workers, or*
 - (c) *accommodation for persons receiving health care or for their visitors, or*
 - (d) *shops or refreshment rooms, or*
 - (e) *transport of patients, including helipads and ambulance facilities, or*
 - (f) *educational purposes, or*
 - (g) *research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or*
 - (h) *any other health-related use.*
- (2) *For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.*

The proposed Macquarie University Private Hospital will have a capital investment value of approximately \$50 million.

1.4 Site description

The site of the proposed private hospital is located on the northern part of Macquarie University Research Park which is within the Macquarie University Campus (see attached plans). The site is

bounded by Technology Place to the north, Talavera Road to the east, Innovation Road and to the south and Research Park Drive and the main Macquarie University academic buildings to the west.

The site is legally described as Lot 18 in DP 1015626. It has a total site area of 9,164m², and is irregular in shape. The site slopes approximately 5m in height diagonally across the site from north-west to south-east. The site currently contains surface car parking and a complex of single storey brick buildings currently used by the University.

1.5 Planning controls

The following planning instruments and DCPs are relevant to the proposed development.

- State Environmental Planning Policy 11: Traffic Generating Development;
- State Environmental Planning Policy 55: Remediation of Land;
- State Environmental Planning Policy (Major Development) 2005;
- Ryde Planning Scheme Ordinance 1979 (RPSO);
- Ryde DCP No. 27 - Waste Minimisation and Management;
- Ryde DCP No. 29A - Car Parking;
- Ryde DCP No. 37 - Access for People with Disabilities;
- Ryde DCP No. 41 – Stormwater;
- Ryde DCP No. 42 - Construction Activities;
- Ryde DCP No. 45A - Energy Smart, Water Wise; and
- Ryde Draft DCP No. 55 - Macquarie Park Corridor.

The relevant provisions of the RPSO 1979 are set out in **Table 1** below.

Table 1: Relevant provisions of RPSO 1979

Issue	Standard
Zone	3(h) Business Special (Mixed Activity)
Permissible uses	Hospital is a permissible use
Height	6 storeys
Floor Space Ratio	2:1
Car Parking (Hospital)	1 space per 80m ²

2.0 DISCUSSIONS WITH RYDE CITY COUNCIL

Two pre-lodgement meetings have been held between the proponent and Ryde City Council on 23 March 2006 and on 11 May 2006 respectively. Council officers are generally very supportive of the proposed development and have made a number of comments and suggestions, which are currently being considered. These include:

- support for the minor height non-compliance;
- consideration to the contextual relationship of the building to others and the street;
- consideration of traffic generation, with particular regard to shift patterns;
- vehicular access including use of the drop off/pick up area, set down of ambulances, vehicular access to the underground car park and pedestrian access;
- the need for a noise assessment;
- integration of signage within the facade of the building; and
- the alignment of the elevated pedestrian bridge.

3.0 PRELIMINARY ENVIRONMENTAL ASSESSMENT

The information below has been prepared to assist the Director General in identifying the general requirements and key environmental project specific issues to be addressed in the future Environmental Assessment Report that will accompany the Project Application. A range of specialist studies are being undertaken as part of the proposal. A list of these studies/plans that are intended to be submitted with the Project Application is included in **Attachment B**. The key environmental considerations associated with the proposed development are as follows:

- site suitability;

- consistency with planning controls;
- transport and access;
- stormwater management;
- infrastructure upgrades;
- built form and visual impact;
- social and economic benefits;
- demolition and construction management
- waste management;
- mobility and access;
- energy efficiency;
- acoustic impacts;
- heritage and archaeology issues;
- flora and fauna impacts; and
- BCA compliance.

3.1 Site suitability

The site is situated within an area zoned for 3(h) Business Special (Mixed Activity) and forms part of the Macquarie University Research Park and wider Campus. The site is considered suitable for the proposed development.

3.2 Consistency with planning controls

The proposal is likely to comply with the majority of Council's planning controls. A minor non-compliance with the Ryde PSO height controls as a result of the sloping nature of the site. Tables of Compliance with the relevant controls will be prepared with any future application and will provide a detailed assessment of the proposed development against the provisions of the controls identified above.

3.3 Transport and access

A transport and access report will be undertaken that will address traffic generation, car parking provision, service and delivery movements, ambulance access and parking and public transport provision. Initial modeling indicates that no significant traffic issues are expected as a result of the proposal.

3.4 Stormwater management

The existing Research Park includes a drainage and on-site detention system. An assessment of the impact on drainage will be undertaken that will consider the capacity of the existing systems and treatment of stormwater.

3.5 Infrastructure upgrades

The site is currently serviced for electricity, gas, sewer, water, stormwater and telecommunications. The existing infrastructure is likely to be adequate to service the redevelopment.

3.6 Built form and visual impact

The building will generally sit comfortably within its context in terms of height and scale and the use of external materials. Visual impact and overshadowing assessments will be undertaken as part of the assessment.

3.7 Social and economic benefits

The proposal will have a positive social and economic impact including the provision of much needed inpatient and outpatient services, the synergies with teaching and research services offered by Macquarie University and the provision of health services to the local community. An assessment of these impacts will be undertaken.

3.8 Demolition and construction management

The existing buildings on the site will need to be demolished. Consideration of construction management will be undertaken and will include:

- erosion and sediment control measures; and
- site management including the public and pedestrian safety, access points for construction, construction vehicles and storage of materials.

3.9 Waste management

A development of this nature will generate both common and contaminated waste. An assessment of the waste management facilities, in particular the treatment of contaminated and pathological waste, will need to be undertaken as part of a project approval.

3.10 Mobility and access

Disabled access within and around the site will be addressed in accordance with the relevant provisions of the BCA and Council's DCP No. 37.

3.11 Energy efficiency

Energy performance measures will be included to comply with the relevant provisions of the BCA and Council's DCP No. 45A. An Energy Efficiency Performance Report will be need to be included as part of a project approval.

3.12 Acoustic impacts

No significant acoustic impacts are expected as a result of the proposal.

3.13 Heritage and archaeology issues

No known heritage or archaeological items are in close proximity to the site.

3.14 Flora and fauna impacts

No significant flora or fauna exists on the site.

3.15 BCA compliance

The proposed development will need to comply with the relevant provisions of the BCA.

4.0 CONCLUSION

In conclusion, it is requested that the Minister forms an opinion as to whether the Macquarie University Private Hospital is a development of the kind described in Schedule 1, Clause 18 of the Major Projects SEPP 2005 and therefore, is a 'major project' to be determined under Part 3A of the Act, and if so, the Director General issues the requirements for the preparation of an Environmental Assessment Report to accompany the Project Application.

The proponents would like to give the Minister/D-G a presentation on the proposal if this would assist in the decision making progress. Should you have any queries about this matter, please do not hesitate to contact the undersigned on 9956 6962.

Yours faithfully



Bernard Gallagher
Associate

Enc **Attachment A:** Selected architectural plans prepared by HPI
 Attachment B: List of supporting technical studies to be submitted with the Project Application

cc Mr Peter Joscelyne, Macquarie University
 Ms Judy Plomley, Dalcross Private Hospital
 Ms Anne Lamb, Health Projects International