



10 September 2010

Mr Sam Haddad  
Director-General  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Haddad

**Request for Opinion under Clause 6 of State Environmental Planning Policy (Major Development) 2005 and issue of Director-General's Environmental Assessment requirements - North West Precinct, Royal Prince Alfred Hospital, Camperdown**

In accordance with Section 75B of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and Clause 6 of State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP), Health Infrastructure seek your opinion that the redevelopment of part of the North West Precinct of the Royal Prince Alfred (RPA) Hospital Camperdown, is a project to which Part 3A of the Act applies. In addition we request that the Director-General identifies the Environmental Assessment Requirements for the project. The purpose of this letter is to provide a Preliminary Environmental Assessment report that:

- outlines the proposed development
- briefly reviews relevant environmental planning instruments
- reviews relevant planning controls and
- identifies the key issues that will need to be addressed in the Project Application

**Background**

The proposed North West Precinct development strategy is a concept for the reconfiguration and enhancement of health services on the North Western Campus of Royal Prince Alfred Hospital. The strategy relocates existing services, which facilitates the disposal of surplus buildings to generate capital funding for the reconfiguration of services.

The new health facilities would include mental health, sexual health, renal dialysis and child and family services. All services proposed for the North West Precinct are projected to grow over the ten years to 2016 by between 6 and 10%.

Access issues are of particular relevance to a number of the proposed client populations. For example, the North West Precinct is best located for sexual health and drug health clients, as well as the majority of renal dialysis patients, two-thirds of which live in the RPAH catchment.

**The Site**

The North West Precinct is located within the area bounded by Missenden Road to the east, Church Street to the west, Lucas Street to the north and former Grose Street and the multi-deck car park to the south. It has an area of approximately 28,530m<sup>2</sup> and is relatively flat sloping slightly away from Missenden Road towards the corner of Lucas and Church Streets.

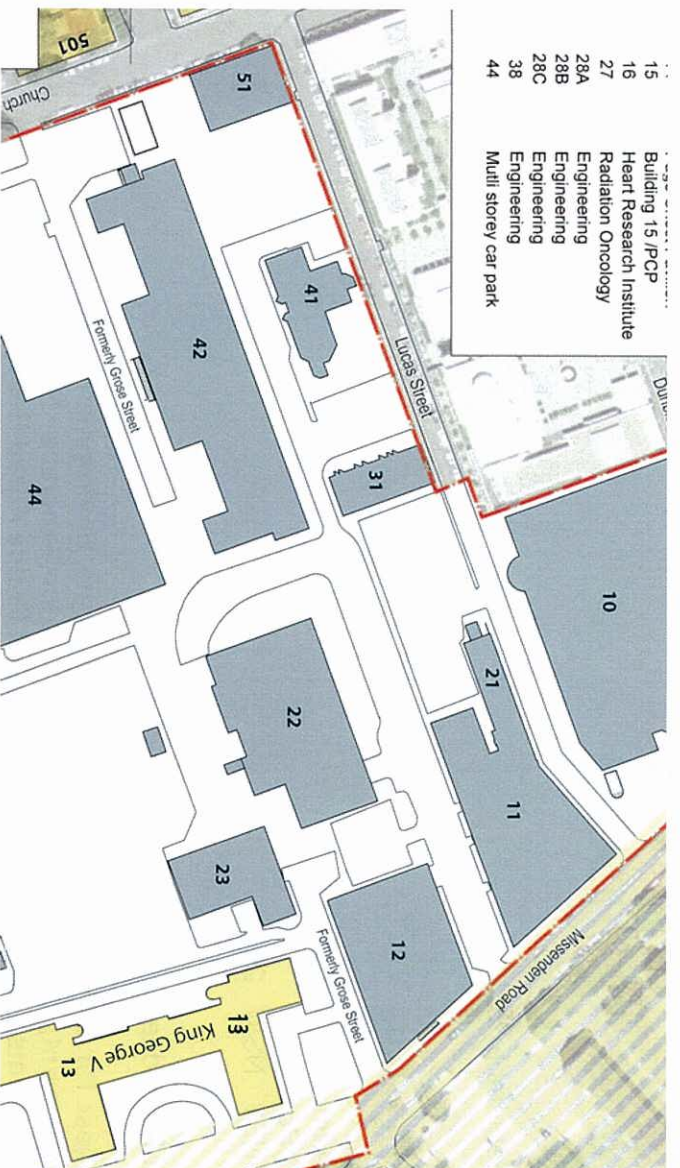


Figure 1 Area of North West Precinct

The Precinct currently contains the following buildings:

- 11 – Building 11
- 12 – Building 12
- 21 – Building 21
- 22 – National Medical Cyclotron
- 31 – Endocrine Research Facility
- 41 – Child Care Centre
- 42 – Queen Mary Building
- 51 – School of Nursing.

Of these, the National Medical Cyclotron will remain in situ and continue its existing role. Plans are currently being considered for the redevelopment or disposal of the other buildings within the Precinct, however these have yet to be finalised.

The area that is the subject of this project application is part of the North West Precinct identified as **Parcel 2a** which has an area of approximately 4640m<sup>2</sup> and is the area currently occupied by Buildings 11 and 21.

### The Project

The proposal is for the demolition of buildings 11 and 21 within area 2a shown on **Figure 2** below. These buildings would be replaced with two new buildings - Building A which would house the Mental Health Unit, including the 25 bed acute mental health unit, High Dependency Unit, Psychiatric Emergency Care Centre (PECC) and include a basement car park for secure patient drop off and patient parking.

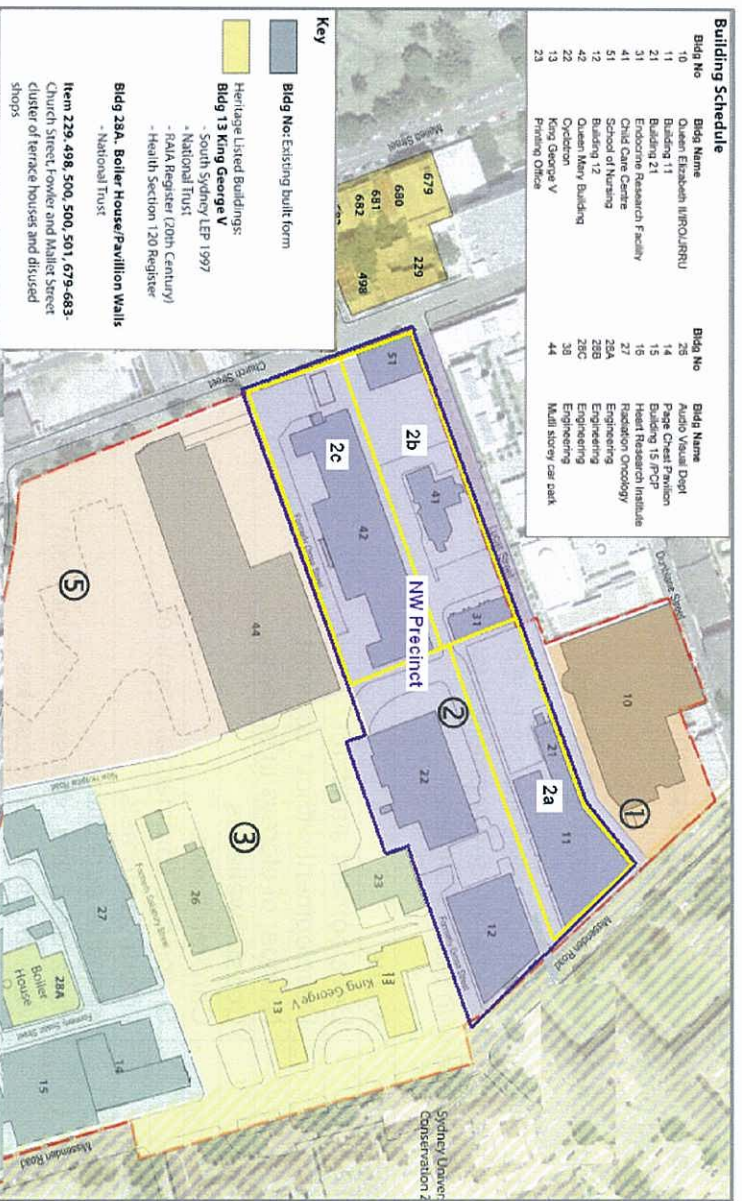


Figure 2 Area 2a within the North West Precinct

Building B would be linked to Building A via a covered walkway and contain:

- Eating Disorders Clinic
- Renal Dialysis
- Dietetics
- Interpreters
- Community Health based services including:
  - Multi-cultural Human immunodeficiency virus (HIV) /Acquired immune deficiency syndrome (AIDS) & Hepatitis C
  - Sexual Health including HIV and related programs (HARP) and
  - Child & Family Services

The total Gross Floor Area (GFA) is anticipated to be around 12,695m<sup>2</sup> with Building A being a two (2) - part three (3) level building + basement car park and Building B comprising a four (4) - five (5) storey building. The FSR based on this GFA is approximately 2.7:1.

## Planning Issues

### Strategic Planning Context

The “City of Cities – A Plan for Sydney’s Future” (the NSW Government Metropolitan Strategy) is the key planning document guiding the long term growth of the Sydney metropolitan area. Ten subregions are identified across the Sydney metropolitan area. The Royal Prince Alfred Hospital is located within the Sydney City Subregion and within the Sydney Education and Health Precinct. Planning for this subregion identifies the RPA site as “magnet infrastructure” – an asset which attracts activities to co-locate with it to form an industry cluster – in this case a medical cluster. The Strategy aims to promote the precincts “role as a world class education and health facilities and opportunities for renewal as part of a creative crescent.”<sup>1</sup>

<sup>1</sup> Sydney City Draft Subregional Strategy, 2008 p61

This proposal is consistent with this objective by providing a high quality outcome for the health infrastructure in this location in line with the RPA redevelopment and other research based projects in the area.

### State Environmental Planning Policies

The following table identifies the State Environmental Planning Policies (SEPPs) that apply to the land or type of development that is subject to this proposal, and the proposals compliance with those Policies.

SEPP #	Name	Applies	Compliant
1	Development standards	✓	✓
4	Development without consent		
6	Number of storeys in building		
14	Coastal wetlands		
21	Caravan parks		
22	Shops and commercial premises		
26	Littoral rainforests		
30	Intensive agriculture		
33	Hazardous and offensive development	NK*	
36	Manufactured home estates		
44	Koala habitat protection		
45	Permissibility of mining		
50	Canal estate Development		
55	Remediation of land	✓	✓
62	Sustainable aquaculture		
64	Advertising and signage		
65	Design quality of residential flat development		
71	Coastal protection		
	Housing for Seniors or People with a Disability		
	Major Development 2005	✓	Refer below
	Mining, Petroleum Production and Extractive Industries 2007		
	Temporary Structures and Places of Public Entertainment 2007		
	Infrastructure 2007		
	Rural Lands 2008		
	Exempt & Complying Development Codes 2008		
	Affordable Rental Housing 2009		

\* Not Known at this stage

### Local Environmental Plan

The site is currently zoned 5 Special Uses under South Sydney Local Environmental Plan 1998. The objectives of the zone are:

- (a) "to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the Council to provide community facilities, services, utilities or transport facilities, and
- (b) to allow other ancillary development which is incidental to the primary use specified on the map, and
- (c) to provide flexibility in the development of sites identified for special uses by allowing development which is permissible on adjoining or adjacent land, .....

- Permitted within the zone is:
- the particular land use indicated by red lettering on the map, or land uses which are ancillary or incidental to that land use;
  - development that may be carried out (with or without consent) on adjoining or adjacent land in the same or a different zone;
  - roads;
  - temporary buildings.

The use of the site for a hospital and related uses is therefore **permissible**.

In addition, on the basis that development which is permitted with consent in adjacent zones, can also be carried out on the land, residential uses associated with the hospital are considered to also be permissible.

**Clause 24** of SSLEP relates to development in the vicinity of heritage items, heritage conservation areas, heritage streetscape areas, archaeological sites or potential archaeological sites. It restricts the consent authority from granting consent to development on land in the vicinity of a heritage item, a heritage conservation area, a heritage streetscape area, an archaeological site or a potential archaeological site unless it has considered an assessment of the impact the proposed development will have on the heritage significance, curtilage and setting of the heritage item, on the heritage significance of buildings within the heritage conservation area, or on the heritage significance of the streetscape within the heritage streetscape area or of the actual or potential archaeological site, as well as the impact of the development on any significant views to or from the heritage item, heritage conservation area or streetscape.

Item 718 in **Schedule 2** of the LEP lists the following group of buildings as having heritage significance:

*Royal Prince Alfred Hospital Group, including: King George V Memorial Hospital for Mothers and Babies, seven storey steel, concrete and brick Inter-War Functionalist style building, c 1938, Administration Block, three storey Victorian Free Classical style sandstone and brick building, c 1876, Gloucester House, four storey brick Inter-War Functionalist style building, c 1936, Queen Victoria and Albert Pavilions, three storey Federation Free Classical style red brick building, c 1904, with rear extensions, c 1943, Resident Medical Officers' Quarters, formerly Nurses House, three storey Victorian Free Gothic style, c 1892, with Federations Arts and Crafts style additions, c 1914, perimeter fences, gates and side (with landscaping).*

This will be considered in the Environmental Assessment for the Project Application

#### **Other issues:**

#### **Traffic and public transport**

The site is very well served from public transport and during the detailed design of the proposal we will be looking to maximize the use of public transport and minimise dependence of car travel. This will need to be balanced with site constraints and the type of treatment being accessed on site.

#### **Architectural design and sustainability**

It is our intention to seek a high level of architectural design which incorporates environmental sustainability initiatives from design to operational phases. This will be further explored once the detailed design is commenced.

## Application of Part 3A of the Environmental Planning and Assessment Act 1979

Schedule 1 of the Major Projects SEPP sets out those classes of development that qualify as major projects. Specifically, Group 7 'Health and public service facilities', Part 18 'Hospitals' notes the following:

*(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 inpatients (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 RPA North Western Campus Project is consistent with the above non-discretionary criteria with regards to the services it will deliver. The capital investment value (CIV) of the project is \$80 million and therefore meets the SEPP criteria as a major project.

### **Request for Director Generals Requirements**

If the Minister is of the opinion that the proposal is a Major Project to which Part 3A of the EP&A Act 1979 applies, Health Infrastructure formally request that the Department of Planning issue the Director General requirements (DGGRs) to facilitate the preparation of the Environmental Assessment under section 75H of the EP&A Act 1979.

I trust that the above information is sufficient to enable you to declare this project as a Major Project under Part 3A of the EP&A Act 1979. However If you require any additional information please contact Amanda Anderson on 9978 5431 or Leone McEntee on 9661 8019 We would be happy to meet with your Department to discuss the proposal at any time.

Yours Sincerely

  
Robert Rust  
Chief Executive