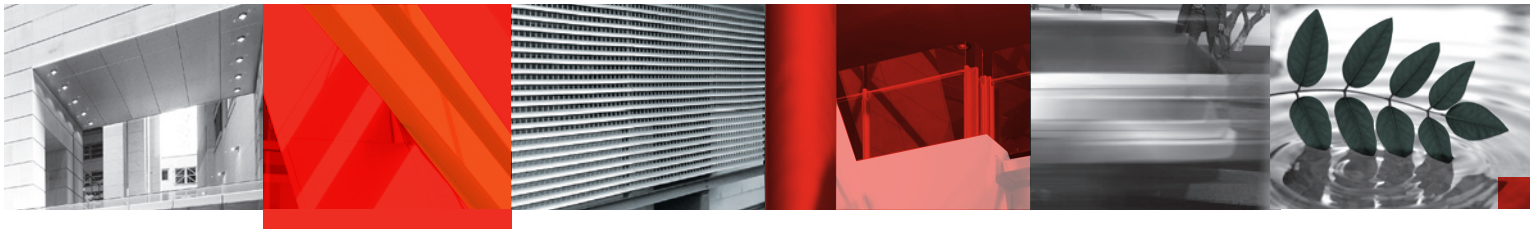


# Project Application Environmental Assessment Report



## North West Precinct Redevelopment (MP 10\_0166) Royal Prince Alfred Hospital, Camperdown

Submitted to Department of Planning & Infrastructure  
On Behalf of Health Infrastructure

August 2012 ■ 12128

Reproduction of this document or any part thereof is not permitted without prior written permission of JBA Urban Planning Consultants Pty Ltd.

JBA Urban Planning Consultants Pty Ltd operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed below, it is a preliminary draft.

This report has been prepared by: Alexis Cella

Signature



Date 01/08/2012

This report has been reviewed by: Vivienne Goldschmidt

Signature



Date 01/08/2012

# Contents

|                                                                          |            |
|--------------------------------------------------------------------------|------------|
| <b>Executive Summary</b>                                                 | <b>vii</b> |
| <b>1.0 Introduction</b>                                                  | <b>1</b>   |
| 1.1 Background                                                           | 2          |
| 1.2 Project Justification                                                | 2          |
| 1.3 Environmental Assessment and Approvals Process                       | 2          |
| 1.4 Capital Investment Value                                             | 4          |
| 1.5 Overview of Approval Sought                                          | 4          |
| 1.6 Project Team                                                         | 5          |
| <b>2.0 Site Analysis</b>                                                 | <b>6</b>   |
| 2.1 Site Location and Context                                            | 6          |
| 2.2 Land Ownership                                                       | 7          |
| 2.3 Existing Development                                                 | 7          |
| 2.4 Physical Characteristics                                             | 10         |
| 2.5 Surrounding Development                                              | 12         |
| <b>3.0 The Project</b>                                                   | <b>18</b>  |
| 3.1 Overview                                                             | 18         |
| 3.2 Site Preparation                                                     | 19         |
| 3.3 Design Principles                                                    | 19         |
| 3.4 Numeric Overview                                                     | 20         |
| 3.5 Building Description                                                 | 20         |
| 3.6 External Materials and Finishes                                      | 23         |
| 3.7 Landscaping                                                          | 23         |
| 3.8 Operational Details                                                  | 24         |
| 3.9 Ecological Sustainable Development                                   | 24         |
| 3.10 Access, Loading and Parking                                         | 24         |
| 3.11 Infrastructure                                                      | 25         |
| 3.12 Construction and Site Management                                    | 26         |
| <b>4.0 Director General's Requirements</b>                               | <b>27</b>  |
| <b>5.0 Consultation</b>                                                  | <b>28</b>  |
| <b>6.0 Environmental Assessment</b>                                      | <b>29</b>  |
| 6.1 Consistency with Relevant Strategic and Statutory Plans and Policies | 29         |
| 6.2 Built Form                                                           | 32         |
| 6.3 Environmental and Residential Amenity                                | 33         |
| 6.4 Transport and Accessibility                                          | 36         |
| 6.5 Heritage                                                             | 38         |
| 6.6 Geotechnical                                                         | 39         |
| 6.7 Contamination                                                        | 40         |
| 6.8 BCA                                                                  | 40         |
| 6.9 Accessibility                                                        | 40         |
| 6.10 Waste                                                               | 41         |
| 6.11 Water Management                                                    | 42         |
| 6.12 Environmentally Sustainable Development                             | 42         |
| 6.13 Economic and Social Benefits                                        | 43         |
| 6.14 Contributions                                                       | 43         |
| 6.15 Site Suitability                                                    | 44         |

# Contents

|            |                                       |           |
|------------|---------------------------------------|-----------|
| <b>7.0</b> | <b>Draft Statement of Commitments</b> | <b>45</b> |
| 7.1        | Construction Management               | 45        |
| 7.2        | Contamination                         | 45        |
| 7.3        | Ecologically Sustainable Development  | 45        |
| 7.4        | Transport                             | 45        |
| <b>8.0</b> | <b>Conclusion</b>                     | <b>46</b> |

## Figures

|    |                                                                                     |    |
|----|-------------------------------------------------------------------------------------|----|
| 1  | Locality Plan                                                                       | 6  |
| 2  | Site plan                                                                           | 7  |
| 3  | Site Plan                                                                           | 8  |
| 4  | Missenden Road looking west down Brodie Street (Building 11 right of photo)         | 8  |
| 5  | Building 11 fronting Brodie Street                                                  | 9  |
| 6  | View from Lucas Street of hardstand car park, and rear of Building 21               | 9  |
| 7  | Building 21 and Building 11 fronting Lucas Street                                   | 10 |
| 8  | Context Map                                                                         | 13 |
| 9  | Cyclotron building to the south of the site with Queen Mary Building in background  | 14 |
| 10 | Rear of Consulate General of the People's Republic of China                         | 14 |
| 11 | Queen Mary building as viewed from Lucas Street                                     | 15 |
| 12 | Side view of QEII Institute for Rheumatology and Orthopaedics fronting Lucas Street | 15 |
| 13 | St Johns College extension                                                          | 16 |
| 14 | King George V Building fronting Missenden Road                                      | 16 |
| 15 | Building 12 adjacent the site to the south as viewed from Missenden Road            | 17 |
| 16 | View of QEII Building fronting Missenden Road and Lucas Street                      | 17 |
| 17 | Photomontage of the proposed building as viewed from Brodie Street                  | 20 |
| 18 | Lucas Street elevation                                                              | 21 |
| 19 | 3D massing of proposed development and its surrounds                                | 32 |
| 20 | Photomontage of the proposed building as viewed from Missenden Road                 | 34 |
| 21 | RPAH Transport Access Guide                                                         | 37 |

## Tables

|   |                                                                            |    |
|---|----------------------------------------------------------------------------|----|
| 1 | Overview of proposed Missenden Mental Health Unit                          | 18 |
| 2 | Overview of proposed Ambulatory Care Services                              | 19 |
| 3 | Numeric overview of the proposed development                               | 20 |
| 4 | Key scheme details                                                         | 22 |
| 5 | Building materials and facade treatment                                    | 23 |
| 6 | Director General's Requirements                                            | 27 |
| 7 | Summary of consistency with key strategic and statutory plans and policies | 29 |

# Contents

## Appendices

---

- A** Architectural Drawings and Landscape Plan  
*Peckvonhartel and 360 Degrees Landscape Architects*
- B** Architectural Design Statement  
*Peckvonhartel*
- C** Director General's Environmental Assessment Requirements and Authorisation  
*Department of Planning*
- D** QS Report  
*Wilde and Woollard*
- E** Survey Plans  
*Whelans Insites*
- F** Geotechnical Report  
*Shirley Consulting Engineers Pty Ltd*
- G** ESD Statement  
*ARUP*
- H** Services Reports and Plans  
*Warren Smith & Partners, C&M Consulting Engineers Pty Ltd, Wood & Grieve Engineers*
- I** Soil and Water Management Plan  
*C&M Consulting Engineers Pty Ltd*
- J** Wind Report  
*Windtech*
- K** Acoustic Report and Noise and Vibration Management Plan  
*Acoustic Studio*
- L** Traffic Impact Assessment and Pedestrian and Traffic Management Plan  
*GTA Consultants*
- M** Heritage Impact Statement and Aboriginal Cultural Heritage Assessment  
*City Plan Heritage*
- N** Environmental Site Assessment  
*E3 Consulting Australia Pty Ltd*
- O** BCA Statement  
*Advance Building Approvals*
- P** Access Report  
*Accessibility Solutions*
- Q** Waste Management Policy  
*Sydney South West Area Health Service*



# Statement of Validity

Prepared under Part 3A of the *Environmental Planning and Assessment Act 1979*  
(as amended)

---

**Environmental Assessment prepared by**

|                |                                        |
|----------------|----------------------------------------|
| Name           | Vivienne Goldschmidt                   |
| Qualifications | BA (Hons) MPIA CPP                     |
| Address        | Level 7, 77 Berry Street, North Sydney |
| In respect of  | a Project Application                  |

---

**Project application**

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Applicant name       | Health Infrastructure                                    |
| Applicant address    | Level 8, 77 Pacific Highway, North Sydney                |
| Land to be developed | Royal Prince Alfred Hospital, Missenden Road, Camperdown |
| Proposed development | Hospital Building                                        |

---

**Environmental Assessment**

An Environmental Assessment (EA) is attached.

**Certificate**

I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:

- It is in accordance with the *Environmental Planning and Assessment Act 1979* and Regulation.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

**Signature****Name**

Vivienne Goldschmidt

**Date**

01/08/2012





# Executive Summary

## Purpose of this report

This Environmental Assessment Report (EAR) in relation to the development of a new building for the Royal Prince Alfred Hospital (RPAH) at Camperdown is submitted to the Minister for Planning and Infrastructure pursuant to clause 3(1) of Schedule 6A to the *Environmental Planning and Assessment Act 1979* (EP&A Act) that provides for the continued application of the provisions of the now repealed Part 3A of the EP&A Act. The proponent is Health Infrastructure.

The site is located along Lucas Street near the corner of Missenden Road in the North West Precinct of RPAH.

## Project Outline

The key drivers for the project are to redress service and accommodation inefficiencies within RPAH together with meeting anticipated increased demand. More specifically, the project involves provision for the relocation and upgrading of the Missenden Mental Health Unit (including accommodating for future growth) together with new accommodation for ambulatory care services.

In summary, this Project Application seeks approval for:

- Construction of a new seven (7) storey (including plant) hospital building, comprising of 13,277m<sup>2</sup> of GFA;
- Provision of basement car parking for 38 car spaces;
- Associated landscaping works; and
- Extension/augmentation of services/utilities to the development.

## Statutory Planning Considerations

South Sydney Local Environmental Plan 1998 is the principal planning instrument applying to the site and locality. The site is zoned 5 Special Uses 'Hospital' by the LEP. The proposal is permissible with consent and meets the objectives of the zone.

## Environmental Assessment

The Environmental Assessment concludes:

- The site is suitable for the proposed development in being located in close proximity to other complimentary medical facilities, having good accessibility to nearby public transport, having utility infrastructure available, and being of a size and configuration able to accommodate the facility, with no significant environmental constraints that are so sensitive as to preclude the development.
- The scale, bulk, height and setbacks of the proposed building can be supported having regard to the proposed use and the lack of significant impact on surrounding development.
- The form and architecture of the proposed new building has been designed to maximise efficiency for RPAH, reflect the function of the building, and respect existing surrounding buildings.
- The design response to the eastern end of the building provides for an appropriate address to Missenden Road.
- The development is consistent with State Government strategic planning documents for the site.
- There will not be any adverse environmental impacts on the locality in terms of overshadowing, wind, noise, and privacy.

- The proposed supply of 38 car parking spaces is appropriate given the proximity of the site to various public transport services and active travel facilities. There is adequate capacity in the surrounding road network to cater for the traffic generated by the development.
- The proposed redevelopment will have no adverse impact on the identified and established heritage significance of the RPAH Group of buildings, the adjoining conservation area, nor the heritage items located on the eastern side of Missenden Road.
- The proposed development will deliver significant social and economic benefits.
- The development will comply with the Building Code of Australia's deemed to satisfy provisions, and in some instances, performance-based measures.
- The proposal includes a draft Statement of Commitments on future actions by the proponent.

### Conclusion

Ultimately the proposal will assist with revitalising this part of RPAH, delivering a new hospital building that will strengthen the important role the Sydney Education and Health Precinct provides for the community.

Given the planning merits above, the proposed development is justified and warrants the approval of the Minister for Planning.

## 1.0 Introduction

This Project Application and Environmental Assessment Report (EAR) is submitted to the Minister for Planning and Infrastructure pursuant to clause 3(1) of Schedule 6A to the *Environmental Planning and Assessment Act 1979* (EP&A Act) which provides for the continued application of the provisions of the now repealed Part 3A of the EP&A Act.

The Project Application seeks approval for the redevelopment of part of the North West Precinct of the Royal Prince Alfred Hospital (RPAH), Missenden Road, Camperdown as described at Section 3.0 of this EAR.

The report has been prepared by JBA Urban Planning Consultants Pty Ltd for the proponent, Health Infrastructure, and is based on information provided by Health Infrastructure, design information provided peckvonhartel (**Appendix A** and **B**) and the supporting technical documents provided by the expert consultant team (see Table of Contents).

This EAR describes the site, its environs and the proposed development, and includes an assessment of the proposal in accordance with the Director-General's Requirements (DGRs) issued on 22 October 2010. It should be read in conjunction with the information contained within and appended to this report. The appendices include a range of technical studies undertaken to inform the Project Application and its environmental assessment. They provide a technical assessment of the environmental impact of the proposed development, and recommend proposed mitigation measures to manage potential environmental impacts associated with the proposal.

## 1.1 Background

A Master Plan was prepared in 2007 by the then Sydney South West Area Health Service (SSWAHS) which (amongst other things) outlined a development strategy to reconfigure and enhance delivery of health services from the North West Precinct of RPAH.

In August 2010 an agreement was reached between the State Government and the University of Sydney to co-fund the major upgrade, expansion and relocation of the Missenden Mental Health Unit at RPAH.

A project combining both the new purpose-built Missenden Mental Health Unit and a range of ambulatory health services is now being progressed within the North West Precinct.

The form of development being proposed follows the investigation of a wide range of site development options between Health Infrastructure and the then SSWAHS.

The project now being progressed incorporates a reduced site area, with the eastern part of the original site adjoining Missenden Road to be a future development site.

## 1.2 Project Justification

The key driver for the project is to deliver on the State Government's and Sydney University's agreement to fund the upgrade and relocation of the Missenden Mental Health Unit.

The capacity of the existing Mental Health Unit at RPAH is insufficient to service current demand, with RPAH consistency relying on backup from Concord Centre for Mental Health. This has accordingly caused ongoing operational difficulties at Concord and should extra capacity at RPAH not be provided to address the current unsustainable position it will perpetuate existing safety and risk problems at RPAH.

Equally, it is important to replace existing substandard inappropriate accommodation with purpose built accommodation for ambulatory care services, including extra capacity to meet the forecast growth in demand.

## 1.3 Environmental Assessment and Approvals Process

### Repeal of Part 3A

On 1 October 2011 Part 3A of the EP&A Act was repealed. Despite this, Part 3A continues to apply to certain projects subject to the transitional provisions identified in Schedule 6A of the Act.

Clause 3 of Schedule 6A of the EP&A Act provides that Part 3A continues to apply to "transitional Part 3A projects", relevantly including undetermined projects in respect of which the DGRs were issued before 1 October 2011 and a current major project declaration remains in force.

Clause 3 of Schedule 6A to the EP&A Act also provides that any State environmental planning policy or other instrument made under or for the purposes of Part 3A, as in force on the repeal of that Part and as amended after that repeal, continues to apply, to and in respect of, a transitional Part 3A project (as defined). These arrangements apply to the proposed redevelopment of the North West Precinct of RPAH.

### Declaration of Part 3A Project

State Environmental Planning Policy (Major Development) SEPP 2005 (the Major Development SEPP) identified development to which Part 3A of the EP&A Act applies, and for which the Minister is the consent authority.

Clause 6 of the Major Development SEPP stated that development, which in the opinion of the Minister is development of a kind referred to in Schedule 1 (Classes of Development, Schedule 2 (Specified Sites) or Schedule 3 (State significant development) of the SEPP, is declared to be a project to which Part 3A applies.

Clause 18 of Schedule 1 of the then Major Development SEPP stated that the Minister may declare as a Part 3A development:

- “(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.”*

On 10 September 2010 and in accordance with Section 75B of the EP&A Act, and Clause 6 of the then Major Development SEPP, Health Infrastructure requested that the Minister:

- declare the project to be a Major Project subject to Part 3A of the EP&A Act; and
- issue Environmental Assessment Requirements for the Project Application.

The project was declared to be a project to which the then Part 3A of the EP&A Act applied on 24 September 2010.

Director General’s Environmental Assessment requirements were issued on 22 October 2010 (in accordance with Section 75F of the EP&A Act), a copy of which is included at **Appendix C**.

As the DGRs for MP 10\_0166 were issued prior to 1 October 2011 and a current major project declaration remains in force, the redevelopment of part of the North West Precinct of RPAH is a transitional Part 3A project.

## Part 5

A range of site establishment works (including demolition of buildings and structures, removal of trees and decommissioning/relocation of services) are planned to be undertaken on and adjoining the site. These works are to be undertaken as 'development without consent' utilising the provisions of the State Environmental Planning Policy (Infrastructure) 2007.

### Exempt Development

The future development site earmarked to the east of the project site along Missenden Road is planned to be utilised in the interim as a temporary car park for use by RPAH. Car parks qualify as 'exempt development' under the State Environmental Planning Policy (Infrastructure) 2007.

## 1.4 Capital Investment Value

The estimated capital investment value is \$47,222,000 million as detailed in the Quantity Surveyor's Certificate, included at **Appendix D**.

## 1.5 Overview of Approval Sought

The key drivers for the project are to redress service and accommodation inefficiencies within RPAH together with meeting anticipated increased demand. More specifically, the project involves:

- Providing new accommodation for ambulatory health services with capacity to meet the growth in service demand;
- Relocating and upgrading the Missenden Mental Health Unit; and
- Providing additional capacity in the Mental Health Unit to cater for expected growth in service demand.

The project consists of the construction of a seven storey (including plant) purpose-built hospital building on part of the North West Precinct, within the RPAH campus. The building is designed to maximise the development potential of the limited site area (approximately 2,794m<sup>2</sup>) together with providing for the future utilisation and optimisation of adjoining sites within the North West Precinct at a future date.

The development will provide approximately 13,277 square metres of Gross Floor Area (GFA) for mental health, ambulatory health, and other associated health aligned services and functions.

In summary, this Project Application seeks approval for:

- Construction of a new seven (7) storey (including plant) hospital building, comprising of 13,277m<sup>2</sup> of GFA;
- Provision of basement car parking for 38 car spaces;
- Associated landscaping works; and
- Extension/augmentation of services/utilities to the development.

## 1.6 Project Team

An expert project team has been formed to prepare the Project Application and includes:

|                                     |                                                                            |
|-------------------------------------|----------------------------------------------------------------------------|
| <b>Proponent</b>                    | Health Infrastructure                                                      |
| <b>Project Manager</b>              | Savills Australia                                                          |
| <b>Urban Planning</b>               | JBA Planning                                                               |
| <b>Architects</b>                   | peckvonhartel                                                              |
| <b>Landscape Architects</b>         | 360 Degrees Landscape Architects                                           |
| <b>Heritage</b>                     | City Plan Heritage                                                         |
| <b>Quantity Surveyors</b>           | Wilde and Woollard                                                         |
| <b>Geotechnical / Contamination</b> | Jeffery and Katauskas                                                      |
| <b>Infrastructure and Services</b>  | Wood and Grieve, Warren Smith & Partners, C&M Consulting Engineers Pty Ltd |
| <b>Environmental Sustainability</b> | Arup                                                                       |
| <b>Traffic and Transport</b>        | GTA Consultants                                                            |
| <b>Wind</b>                         | Windtech                                                                   |
| <b>Noise</b>                        | Acoustic Studio                                                            |
| <b>Building Code of Australia</b>   | Advance Building Approvals                                                 |
| <b>Accessibility</b>                | Accessibility Solutions                                                    |

## 2.0 Site Analysis

### 2.1 Site Location and Context

The subject site is located within the grounds of the Royal Prince Alfred Hospital (RPAH) Campus, located on Missenden Road, Camperdown.

RPAH is one of Australia's leading hospitals, and provides an extensive range of diagnostic and treatment services to more people in NSW than any other public hospital. The grounds of RPAH are extensive covering an area of around 12ha.

The site is more specifically located within what is referred to as the North West Precinct of RPAH, 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. The area the subject of this Project Application relates to land fronting Lucas Street, near the corner of Missenden Road.

The wider locality is largely occupied by medical and educational institutions (University of Sydney) and associated uses. The RPAH and University of Sydney form part of a significant specialised centre within Sydney for education, research and health.

More broadly, RPAH is located within the Inner West region of Sydney, some 4km south-west of Sydney CBD and within the City of Sydney Local Government Area.

Figure 1 below shows the site's broader context and location within RPAH.

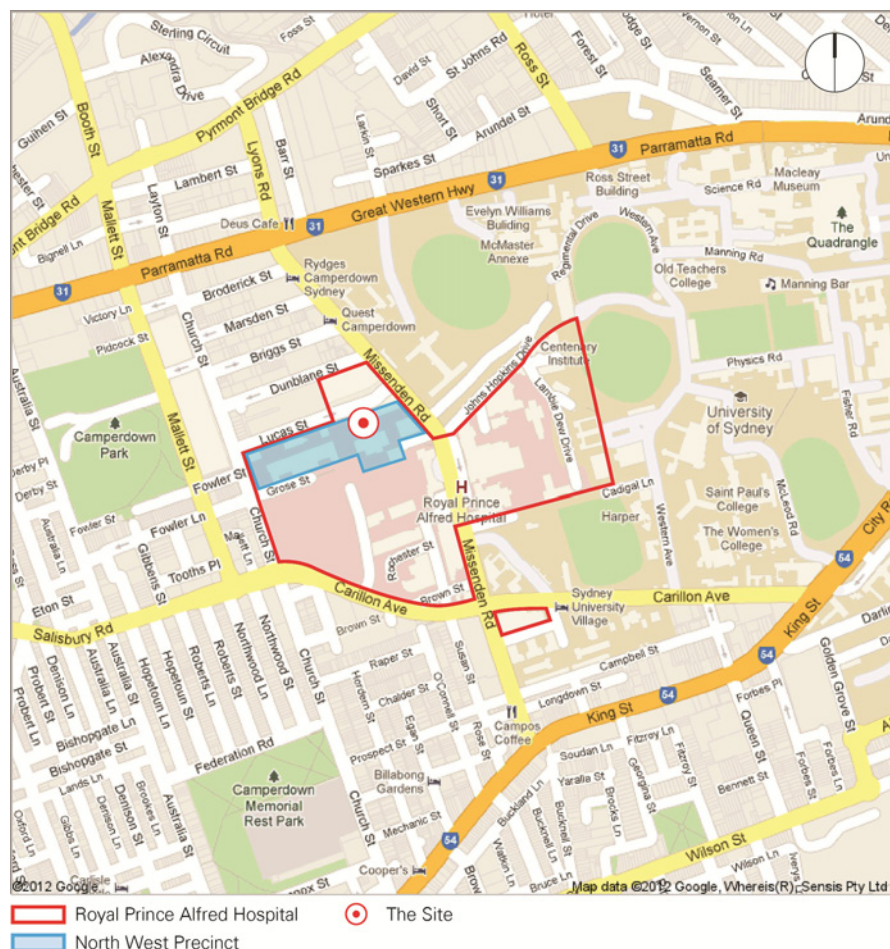


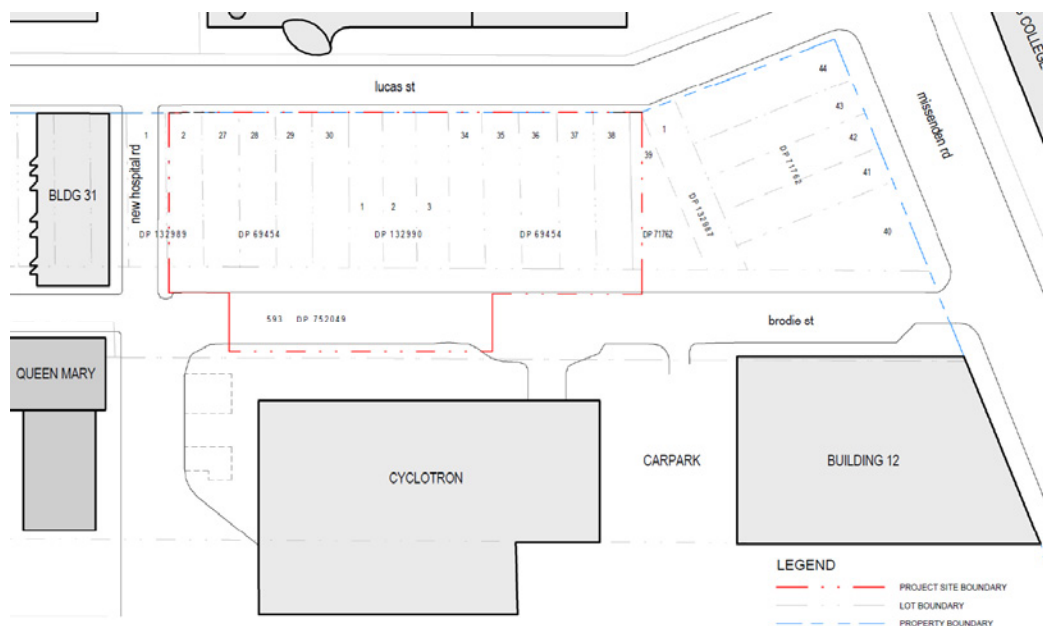
Figure 1 – Locality Plan



## 2.2 Land Ownership

The land is owned by Sydney Local Health District (formally SSWAHS). The site comprises a number of land parcels as shown in **Figure 2** and on the Site Survey at **Appendix E** and is legally described as:

- Part lot 2 in DP 132989
- Lots 1 – 3 in DP 132990
- Lots 27 – 30 and 34 – 38 in DP 69454
- Part lot 39 in DP71762
- Part lot 593 in DP752049



**Figure 2** – Site plan

## 2.3 Existing Development

The aerial photo at **Figure 3**, together with the Site Survey (refer **Appendix E**), illustrates the existing distribution of buildings and uses on the site and its surrounds.

The eastern half of the site is occupied by two connecting buildings (referred to as Building 11 and Building 21). These buildings, of brick construction, are 1 – 2 storeys in height and built to the street boundaries. The site includes only part of the rear of Building 11.

The western portion of the site is currently utilised as an at-grade car park for the exclusive use of hospital staff.

Vehicle access to the rear car park is provided off Missenden Road via a controlled entry point along Brodie Street (an internal Hospital Road), with vehicles presently exiting from the car park onto Lucas Street. A small portion of the site extends across part of Brodie Street.

Demolition and removal of existing buildings, structures, and trees on the site is to be undertaken as 'development without consent' utilising the provisions of the *State Environmental Planning Policy (Infrastructure) 2007*.

Photographs of the site are shown at **Figures 4 – 7** below.



Figure 3 – Site Plan



Figure 4 – Missenden Road looking west down Brodie Street (Building 11 right of photo)





**Figure 5** – Building 11 fronting Brodie Street



**Figure 6** – View from Lucas Street of hardstand car park, and rear of Building 21



**Figure 7** – Building 21 and Building 11 fronting Lucas Street

## 2.4 Physical Characteristics

The site is highly modified and generally cleared of natural vegetation, however several mature trees<sup>1</sup> surround the car parking area. As noted an internal Hospital Road (Brodie Street) runs along the southern boundary of the site and is presently a one-way street accessed off Missenden Road. A one-way connection is also presently provided off Brodie Street through the car parking area onto Lucas Street (also a one-way street (west-east) providing access back onto Missenden Road).

The Sydney Geological map indicates that the site is underlain with Ashfield Shale. Site investigations undertaken by Shirely Consulting engineers (refer to **Appendix F**) reveals more specifically the site subsurface conditions as comprising:

- Fill (bitumen / road base and concrete) at 0m to 0.2m (variable)
- Fill (clayey sand) at .02m – 1.0m bitumen (variable)
- Residual soil (silty clay) at 1m to 5m (variable)
- Bedrock (shale – low strength) at 5.5m to 7m (variable)
- Bedrock (shale – medium strength) at 7m to 8.9m + (terminated)

The topography of the site is predominately flat with a gentle slope falling from east (Missenden Road) to west. The site is not identified as being flood prone. Accordingly, further flood investigations are not required in relation to the proposed development.

<sup>1</sup> Existing trees on the site are to be removed. These works are to be undertaken as 'Development without Consent' utilising the provisions of *State Environmental Planning Policy (Infrastructure) 2007*. An arborist report has accordingly not been submitted within this PA.

The *South Sydney Local Environmental Plan 1998* specifies heritage items and heritage conservation areas within South Sydney. The subject site does not include a heritage item and is not located within a conservation area. The site is located in the vicinity of heritage items within the RPAH Group (the closest being the King George V Memorial Hospital building) together with the adjoining Sydney University Conservation Area (to the east).

## 2.4.1 Access and Transport

### Vehicle Access

The site is well served by a number of arterial roads in the vicinity of Missenden Road and Carillon Avenue providing the main approach routes to the RPAH campus.

### Public Transport

RPAH is highly accessible by public transport, being served by both frequent rail (Newtown Railway Station is located less than 1km to the south) and bus services. Both Parramatta Road (300m north) and King Street (600m south) form key major routes in the Sydney bus network.

### Car Parking Supply

Several car parking areas are available within the grounds of the RPAH campus. The main multi-storey staff car park is located west of the site. Various other at-grade staff car parking facilities are provided within close proximity to the site.

The subject site also provides at grade parking for Hospital staff.

### Pedestrians

There are well established existing pedestrian paths in the vicinity of the site. Missenden Road provides a 5 metre wide path on both sides to cater for existing heavy pedestrian activity associated with RPAH, Sydney University and other retail/commercial development. The two existing streets (one public and one private) adjoining the site to the north (Lucas Street) and south (Brodie Street) each currently provide 2 metre wide pedestrian paths to serve existing pedestrian demand.

### Cyclists

Lucas Street forms part of City of Sydney's cycle network and is presently unmarked. It is planned for Lucas Street to become a contra-flow bicycle lane to connect the proposed Missenden Road cycleway and Church Street (west of the site).

### Car Share

A number of 'Go-Get' car sharing pods are located in the vicinity of the site, including along Lucas Street (less than 10m from the site), Missenden Road, Church Street, Lyons Road, Salisbury Road, and Susan Street.

## 2.5 Surrounding Development

Being located within a specialised centre the site is surrounded by predominantly health and educational aligned uses. Noteworthy development within the vicinity of the site is illustrated in **Figure 8** and subsequent Figures and include:

- The Cyclotron building to the south of the site, 1 – 2 storeys in height (Refer to **Figure 9**).
- Consulate General of the People's Republic of China to the north across Lucas Street, 1 – 3 storeys in height (refer to **Figure 10**).
- Queen Mary Building to the south-west, 12 storeys in height (refer to **Figure 11**). Development consent (D/2011/1107) was granted on 14 March 2012 for the adaptive reuse and conversion of this building into student accommodation comprising 802 beds.
- QEII Institute for Rheumatology and Orthopaedics building to the north located on the corner of Lucas Street and Missenden Road, 5 – 6 Storeys in height (refer to **Figure 12** and **16**).
- The RPAH Child Care Centre to the west along Lucas Street (refer to **Figure 8**);
- Extension to St Johns College (University of Sydney) to the east across Missenden Road, 4 storeys in height (refer to **Figure 13**).
- King George V Building to the south fronting Missenden Road, up to 7 storeys in height (refer to **Figure 14**).
- RPAH Building 12 to the south along Missenden Road, 2 storeys (refer to **Figure 15**).





**Figure 8 – Context Map**



**Figure 9** – Cyclotron building to the south of the site with Queen Mary Building in background



**Figure 10** – Rear of Consulate General of the People's Republic of China





**Figure 11** – Queen Mary building as viewed from Lucas Street



**Figure 12** – Side view of QEII Institute for Rheumatology and Orthopaedics fronting Lucas Street



**Figure 13** – St Johns College extension



**Figure 14** – King George V Building fronting Missenden Road





**Figure 15** – Building 12 adjacent the site to the south as viewed from Missenden Road



**Figure 16** – View of QEII Building fronting Missenden Road and Lucas Street

## 3.0 The Project

This section of the report provides a detailed description of the proposed development and should be read in conjunction with the Architectural Plans and Design Statement prepared by peckvonhartel included at **Appendix A** and **B** and the Landscape Plan prepared by 360 Degrees also included at **Appendix A**.

### 3.1 Overview

This Project Application seeks approval for:

- Construction of a new seven (7) storey (including plant) hospital building, comprising of 13,277m<sup>2</sup> of GFA;
- Provision of basement car parking for 38 car spaces;
- Associated landscaping works; and
- Extension/augmentation of services/utilities to the development.

The proposed new hospital building has been designed to maximise the development potential of the limited site area (approximately 2,794m<sup>2</sup>).

Contained within the new building will be two key services, being the upgraded, expanded and relocated Missenden Mental Health Unit together with Ambulatory Care Services.

#### Missenden Mental Health Unit

A detailed breakdown of the key elements proposed within the Missenden Mental Health Unit is outlined within **Table 1**.

**Table 1** – Overview of proposed Missenden Mental Health Unit

| Missenden Mental Health Unit                                       |
|--------------------------------------------------------------------|
| Mental Health Assessment Unit (MHAU)                               |
| Psychiatric Emergency Care Centre (PECC) – 6 beds                  |
| Adult High Dependency In-patient Unit (HDU) – 22 beds              |
| Adult Acute Mental Health In-patient Unit – 25 beds                |
| Specialist Mental Health - 20 beds                                 |
| Eating Disorders Day Program                                       |
| Consultation Liaison Psychiatry Service                            |
| Department of Psychiatry                                           |
| Mental Health Education and Research                               |
| Physical Therapies Unit including Electro Convulsive Therapy Suite |

## Ambulatory Care Services

A breakdown of the key elements associated with the Ambulatory Care Services is provided within **Table 2**.

**Table 2** – Overview of proposed Ambulatory Care Services

| Ambulatory Care Services                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------|
| Satellite Renal Dialysis Service consisting of:                                                                             |
| - 36 Haemodialysis Chairs (30 chairs & six single rooms)                                                                    |
| - 12 Home Haemodialysis Chairs (10 chairs & 2 rooms)                                                                        |
| - 6 Ambulatory Peritoneal Dialysis and Continuous Ambulatory Peritoneal Dialysis                                            |
| Sexual Health Service consisting of:                                                                                        |
| - Sexual Health Clinic                                                                                                      |
| - Sexual Health Promotion                                                                                                   |
| Multicultural HIV and Hepatitis C Services (MHAHS) – closely linked to Sexual Health Promotion.                             |
| HIV/AIDS & related Programs (HARP) Administration                                                                           |
| Child and Family Health                                                                                                     |
| Interpreters & Language Services –auspiced by South West Sydney Local Health District and part of Community Health Services |
| Community Nutrition                                                                                                         |
| Nutrition and Dietetics – part of Allied Health                                                                             |

## 3.2 Site Preparation

Existing buildings, structures, and vegetation on site are to be removed utilising the provisions of the *State Environmental Planning Policy (Infrastructure) 2007* (i.e. to be undertaken as ‘development without consent’). It is accordingly assumed for the purposes of this Project Application that the site is ‘vacant’ and contains no improvements or constraints to development.

## 3.3 Design Principles

The design principles underpinning the proposed development are:

- Ensuring flexibility and adaptability in planning and future proofing of each floor level.
- Providing a building that is distinctive and a contribution to the North Western Precinct of RPAH.
- Ensuring a positive urban design outcome that physically and visually connects Lucas Street, Missenden Road and Brodie Street.
- Adopting a rational design approach that allows the internal configuration and functional requirements of the accommodation to inform the building façade design (form follows function).
- To create a visual and material expression of the range of Units that comprise the building with variation in colour, texture and surface.
- Responding to the address of the building to Missenden Road to ensure an interesting and articulated expression.
- Supporting the break-up of the bulk and scale of the building together with facilitating light penetration into habitable and patient areas through incorporating voids and openings.



The design statement included at **Appendix B** details further the principles adopted for the project. **Figure 17** below illustrates how some of the design principles have been incorporated into the design of the proposed development.



**Figure 17** – Photomontage of the proposed building as viewed from Brodie Street

### 3.4 Numeric Overview

A numeric overview of the proposed development is provided in **Table 3** below.

**Table 3** – Numeric overview of the proposed development

| Component                                   | Proposal                             |
|---------------------------------------------|--------------------------------------|
| Site area                                   | ■ 2,794m <sup>2</sup>                |
| Gross Floor Areas                           | ■ 13,277m <sup>2</sup>               |
| Building Height (maximum from Lucas Street) | ■ 32.7m                              |
| Number of storeys                           | ■ Seven storeys (including plant)    |
| Car Parking                                 | ■ 38 (including two disabled spaces) |

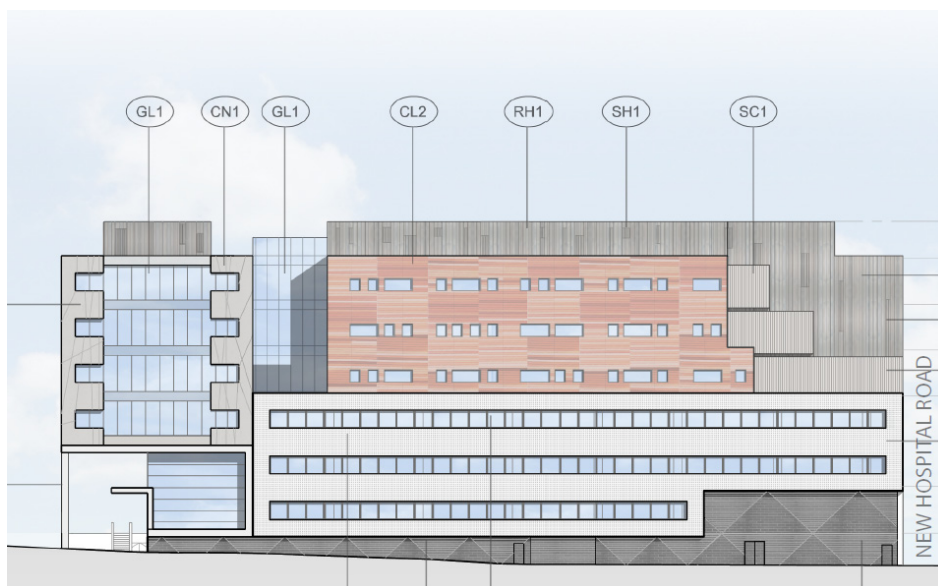
### 3.5 Building Description

Once constructed, the development will be a seven (7) storey (including plant) building with one level of car parking. By virtue of the site's topography, the car parking level will not be visible from Brodie Street, however it will protrude above the ground level in part when viewed from Lucas Street. Landscape treatment is proposed at this point to soften the building's edge at this lower ground level.

The floor plates of the ground level and Level 1 are generally the same, with enlarged floor plates for Levels 2 – 5 (as a result of the building cantilevering over part of Brodie Street). The plant level has a reduced and recessed profile in order to reduce the bulk and scale of the building.

The cantilever of levels 2 – 5 over part of Brodie Street is a direct functional response to spatial planning requirements. Alternatives to this design element were investigated by the design team, however none met the strict criteria that apply to the functional requirements for mental health and ambulatory care.

As noted, one of the key design principles of the development relates to the form of the building following the functions within it. With the proposed building housing two distinct health services (mental health and ambulatory care) and these services having clear separation across floors, the façade finishes cleverly express the functions behind the walls through the use of varying colours, textures and surfaces. The Lucas Street elevation (refer to **Figure 18**) best illustrates the visual interest and variety that is achieved with the lower three levels of the building representing the ambulatory care services and the next three levels reflecting the Mental Health Unit.



**Figure 18** – Lucas Street elevation

Given the close relationship of the site to Missenden Road (which is a collector road and acts as the main spine through the RPAH), the building has been carefully designed to ensure an address is provided to Missenden Road. This is achieved through a lofty entry forecourt at the eastern end of the site that links Lucas Street through to Brodie Street. The entry forecourt is contained within the soffit of the building and provides an approximate 9m void, which together with the inclusion of large openings maximises light and views within the public spaces of the building and ensures an appropriate building address and presence. The incorporation of climbers (along wire strings) to the eastern side of the entry forecourt facing Missenden Road will add further interest and warmth to the building when viewed from this prominent location.

Two lift cores (containing two banks each) located at the eastern and western ends of the building will service the building. The eastern core has direct access from the ground floor lobby, and accordingly will provide the public with access to upper floors. The western core will function primarily as a staff/services lift.

A number of courtyards are proposed at upper floor levels (predominantly at levels 3 – 5). These spaces will serve an important role for the patients within the Mental Health Unit and will be designed to meet the requirements of the particular specialist mental health service on each floor. The courtyards also add to the varied form of the building along Lucas Street contributing towards a punctuated top to the building when viewing the site from the west.

A level by level breakdown of the various components of the proposed building is provided within **Table 4** below.

**Table 4** – Key scheme details

| Element              | Details / Use                                                                                                                                                                                                                                                                                                                                                                       | GFA (m <sup>2</sup> ) |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Lower Level/Basement | <ul style="list-style-type: none"> <li>■ Car and bicycle parking</li> <li>■ Services and plant</li> <li>■ Storage</li> <li>■ Amenities</li> </ul>                                                                                                                                                                                                                                   | 40                    |
| Ground Floor         | <ul style="list-style-type: none"> <li>■ Building entry and forecourt</li> <li>■ Mental Health Ambulatory Care</li> <li>■ Mental Health Assessment Unit and Secure Arrival Area</li> <li>■ Eating disorders day program</li> <li>■ Physical therapies</li> <li>■ Psychiatric Emergency Care Centre</li> <li>■ Loading dock</li> <li>■ Services and plant</li> </ul>                 | 1,890                 |
| Level 1              | <ul style="list-style-type: none"> <li>■ Satellite Renal Dialysis Service</li> <li>■ Services and plant</li> </ul>                                                                                                                                                                                                                                                                  | 1,891                 |
| Level 2              | <ul style="list-style-type: none"> <li>■ Sexual health clinic</li> <li>■ Sexual health promotion</li> <li>■ Multicultural HIV and Hepatitis C Services</li> <li>■ HARP Administration</li> <li>■ Community Nutrition</li> <li>■ Interpreters and language services</li> <li>■ Child and family services</li> <li>■ Nutrition and dietetics</li> <li>■ Services and plant</li> </ul> | 2,801                 |
| Level 3              | <ul style="list-style-type: none"> <li>■ Adult Acute mental health inpatient unit and offices</li> <li>■ Department of Psychiatry and Liaison Psychiatry</li> <li>■ Services and plant</li> </ul>                                                                                                                                                                                   | 2,308                 |
| Level 4              | <ul style="list-style-type: none"> <li>■ Adult High dependency mental health inpatient unit and offices</li> <li>■ Education and research</li> <li>■ Services and plant</li> </ul>                                                                                                                                                                                                  | 2,234                 |
| Level 5              | <ul style="list-style-type: none"> <li>■ Specialist mental health inpatient unit and offices</li> <li>■ Services and plant</li> </ul>                                                                                                                                                                                                                                               | 2,112                 |
| Level 6 / rooftop    | <ul style="list-style-type: none"> <li>■ Services and plant</li> </ul>                                                                                                                                                                                                                                                                                                              | N.A                   |

### 3.6 External Materials and Finishes

The key elements of the proposed external materials and finishes to be used for the proposed building are set out in **Table 5**. Importantly, the selected materials and finishes assist with expressing the building's differing internal functions and arrangements. For example:

- The ambulatory care accommodation (ground level to Level 2) is expressed by infill wall spandrels with long horizontal windows to the finished ceiling height. Light weight aluminium cladding is incorporated as the façade material to ensure thermal and acoustic performance and low maintenance.
- The Mental Health Unit (Levels 3 – 5) is expressed by cladding in horizontal striations that vary in colour, texture and pattern. This contrasting expression to the aluminium assists with a 'homely' and 'warm' appearance.
- The office accommodation (eastern end of the building at Levels 2 – 5) incorporates a glass curtain façade and patterned precast concrete.

A materials and finishes schedule is included within the Architectural Plans at **Appendix A**.

**Table 5** – Building materials and facade treatment

| Component | Detail                                                                                                                                                                                                                                                |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Walls     | <ul style="list-style-type: none"> <li>■ Patterned precast concrete (light grey colour)</li> <li>■ Roman blend brickwork</li> <li>■ Light weight textured aluminium cladding (white/light colour)</li> <li>■ masonry cladding</li> </ul>              |
| Glazing   | <ul style="list-style-type: none"> <li>■ Glass curtain walls</li> <li>■ Staggered mullion glass patterning</li> </ul>                                                                                                                                 |
| Screening | <ul style="list-style-type: none"> <li>■ Rheinink metal cladding (various colours and expressed vertical banding)</li> <li>■ Vertical banding with expanded mesh (plant area shutters)</li> <li>■ Pressed metal screen (courtyard screens)</li> </ul> |

### 3.7 Landscaping

As an urban infill project within the grounds of an existing hospital, landscaping opportunities are limited. The key opportunity for the incorporation of hard and soft landscaping is within the entry forecourt area at the front (eastern end) of the site. The intention of the landscaping is to define a legible entry point for patients accessing the building from either Lucas Street or Brodie Street as well as clearly distinguishing between pedestrian and vehicle areas.

To add visual interest and softening the form of the building at lower levels, vertical climbers are proposed along the eastern boundary of the site (fronting Missenden Road), southern boundary (along Brodie Street), and along the building edge to Lucas Street.

Further, paving is proposed along that portion of Brodie Street to the south of the proposed building in order to support the visual effect of a shared zone.

A plan of the proposed landscaping for the development at ground floor level is included within the Landscape Plan prepared by 360 degrees, included within **Appendix A**.

### 3.8 Operational Details

Services within the proposed hospital building will operate at different hours. For example, the mental health in-patient and assessment services will operate 24 hours per day, 7 days per week, while other services such as Child and Family Health Services, Community Nutrition etc will operate during normal business hours. These varied operating times are consistent with services provided across the RPAH campus.

Visitor access will be available daily via the main lobby between 9am to 8pm. After hours access will be available to authorised staff or visitors through an intercom system linked to the relevant unit within the building.

As previously detailed, the new building is intended to effectively allow existing (albeit in some instances expanded) operations of the RPAH to relocate into suitable accommodation rather than to facilitate the provision of new services.

It is anticipated that the development will accommodate approximately 415 staff. The majority of this number (approximately 345) reflects existing staff located at RPAH who will relocate into new accommodation, with approximately 70 new staff being accommodated.

### 3.9 Ecological Sustainable Development

As set out in ARUP's ESD Statement (**Appendix G**) the proposed development will incorporate a number of ESD initiatives into its design and operations. These are discussed in further detail in Section 6.12.

### 3.10 Access, Loading and Parking

#### 3.10.1 Vehicular Access

##### Lucas Street

Two-way at grade access to the lower level/basement carpark is proposed within the centre of the site off Lucas Street. The carpark will have controlled access and is intended to serve patients, staff and campus vehicles. Entry only access to the ground floor forecourt will also be provided off Lucas Street at the eastern end of the site.

##### Brodie Street

The ground floor entry forecourt at the eastern end of the site along Brodie Street is designed to provide for both vehicle entry and exit. The entry forecourt is specifically designed to accommodate parking for one ambulance, with short stay parking for two vehicles.

Brodie Street will also in the future be open to two-way traffic west of the entry forecourt while maintaining one-way access via Missenden Road at the eastern end.

Included within the design is provision for a secure mid-block area off Brodie Street for access by police (for psychiatric admissions where required).



### 3.10.2 Pedestrian Access

The main pedestrian entry to the new building for staff, visitors and patients will be from either Lucas Street or Brodie Street.

Brodie Street is planned to operate as a 'shared zone' between Missenden Road and the planned extended New Hospital Road. This is intended to balance the competing interests of:

- delivering a building of sufficient size to meet the functional requirements of the Missenden Mental Health Unit and ambulatory care services; and
- strengthening the pedestrian links between the Queen Mary building being developed for student accommodation (west of the site) and Sydney University (located east of the site).

### 3.10.3 Delivery and Servicing

All servicing is proposed to take place from Brodie Street, through a main loading dock at the western end of the building. The loading dock has been designed to accommodate vehicles up to 8.8m medium rigid vehicles. All servicing and garbage collection will occur within the loading dock.

### 3.10.4 Car Parking

A carpark is located at the lower ground level with at grade access from Lucas Street. This carpark provides approximately 36 car spaces and 2 disabled car spaces for patients, staff and campus vehicles. Police, ambulance and services vehicles access the facility at ground level from Lucas Street or Brodie Street.

### 3.10.5 Bicycle Facilities

The proposed development will have weather protected and secure parking for a number of bicycles (in excess of 40) for staff. These spaces are located in a convenient location in proximity to the eastern lift well. End of trip facilities (showers and lockers) are also to be accommodated at basement level.

## 3.11 Infrastructure

### Stormwater Drainage

The stormwater drainage design involves piped connections to an on-site detention tank, located under the proposed building. The on-site detention tank then discharges to the existing stormwater system along Lucas Street.

Rainwater capture and re-use is proposed to be investigated during detailed design. One option is to incorporate a dual purpose underground detention/ rainwater tank. Rainwater collected is able to be used for external landscape watering and within the building as non-potable water reuse (e.g. toilet flushing).

Further details of the stormwater system design are provided in the Stormwater Design Statement prepared by C&M Consulting Engineers (refer **Appendix H**).

### Utilities and Services

Wood & Grieve Engineers has reviewed the existing electrical and communication services in the vicinity of the site and the servicing requirements of the proposed building (refer **Appendix H**). Due to the limited scale of the proposed development and the nature of the existing services, significant service relocation/augmentation will not be required.

Warren Smith & Partners have prepared a Hydraulic and Fire Services Utilities Report that details the proposed hydraulic services (refer **Appendix H**). The report outlines the existing utilities infrastructure and its capacity to service the development together with the design criteria that will be adopted for the project.

Further, some components of the future development's utilities and services will be undertaken as part of a separate process (i.e. utilising the provision of the *State Environmental Planning Policy (Infrastructure) 2007*).

### 3.12 Construction and Site Management

A detailed Construction Management Plan will be prepared by the appointed contractor prior to commencement of works and will address (amongst other things):

- traffic and pedestrian construction routes;
- storage and handling of construction materials;
- waste handling procedures; and
- proposed hours of construction.

It is not proposed to stage the construction of the development.

Hoardings, erosion and sediment control measures (as included at **Appendix I**) and site fencing will be installed as part of the construction process to ensure the site remains safe at all times.

Construction of part of the basement (lower floor level) will require part of the site to be excavated. This will necessitate the installation of temporary shoring, batters and permanent retaining walls across the site. Excavated materials may be able to be reused on site as fill (subject to confirmation), whilst some material will require disposal at appropriate landfills.

## 4.0 Director General's Requirements

**Table 6** provides a detailed summary of the individual matters listed in the DGRs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

**Table 6** – Director General's Requirements

| Requirement                                                        |                                       | Location in Environmental Assessment |
|--------------------------------------------------------------------|---------------------------------------|--------------------------------------|
| <b>General</b>                                                     |                                       |                                      |
| Statement of Validity                                              | Page i                                |                                      |
| Executive Summary                                                  | Page ii                               |                                      |
| Quantity Surveyor's Certificate                                    | <b>Appendix D</b>                     |                                      |
| Site Analysis                                                      | Section 2.0 and <b>Appendix B</b>     |                                      |
| Description of the Proposed Development                            | Section 3.0                           |                                      |
| Plan and Documents                                                 | <b>Appendix A and B</b>               |                                      |
| Assessment of the Key Issues                                       | Section 6.0                           |                                      |
| Draft Statement of Commitments                                     | Section 7.0                           |                                      |
| Conclusion and Justification                                       | Section 8.0 and Sections 1.2 and 6.15 |                                      |
| <b>Key Issues</b>                                                  | <b>Report</b>                         | <b>Technical Study</b>               |
| Relevant EPI's policies and Guidelines to be Addressed             | Section 6.1                           | -                                    |
| Built Form and Urban Design                                        | Section 3.5 and 6.2                   | <b>Appendix A and B</b>              |
| Environmental and Residential Amenity                              | Section 6.3                           | <b>Appendix A and K</b>              |
| Transport and Accessibility Impacts (Construction and Operational) | Section 6.4                           | <b>Appendix L</b>                    |
| Ecologically Sustainable Development                               | Section 6.12                          | <b>Appendix G</b>                    |
| Contributions                                                      | Section 6.14                          | -                                    |
| Heritage                                                           | Section 6.5                           | <b>Appendix M</b>                    |
| Aboriginal Heritage                                                | Section 6.5                           | <b>Appendix M</b>                    |
| Drainage                                                           | Section 6.11                          | <b>Appendix H and I</b>              |
| Utilities                                                          | Section 3.11                          | <b>Appendix H</b>                    |
| Staging                                                            | N/A                                   | N/A                                  |
| Noise and Vibration                                                | Section 6.3                           | <b>Appendix K</b>                    |
| Waste                                                              | Section 6.10                          | <b>Appendix Q</b>                    |
| Hazards                                                            | Section 6.1                           | -                                    |
| Consultation                                                       | Section 5.0                           | -                                    |
| <b>Plans and Documents</b>                                         |                                       |                                      |
| Existing Site Survey Plan                                          |                                       | <b>Appendix E</b>                    |
| Site Analysis Plan                                                 |                                       | <b>Appendix B</b>                    |
| Locality/Context Plan                                              |                                       | <b>Appendix B</b>                    |
| Architectural Drawings                                             |                                       | <b>Appendix A</b>                    |
| Stormwater Concept Plan                                            |                                       | <b>Appendix I</b>                    |
| Erosion and Sediment Control Plan                                  |                                       | <b>Appendix I</b>                    |
| Geotechnical Report                                                |                                       | <b>Appendix F</b>                    |
| View Analysis                                                      |                                       | Section 6.3                          |
| Landscape Plan                                                     |                                       | <b>Appendix A</b>                    |
| Shadow Diagrams                                                    |                                       | <b>Appendix A</b>                    |

## 5.0 Consultation

In accordance with the Environmental Assessment Requirements for this project issued by the Director-General an appropriate and justified level of consultation must be undertaken with relevant public authorities, community groups and affected landowners. This section details the consultation undertaken by Health Infrastructure as part of the preparation of the proposal.

### Council of the City of Sydney

In preparing the DGRs for the Environmental Assessment, the then Department of Planning consulted with relevant authorities. In particular, City of Sydney Council provided a detailed response. This response was followed up with a meeting between the proponent and the Council on 26 June 2012. At this meeting Council officers expressed general support for the development and recognised the important benefits the proposal will deliver for the community.

However, the following design based issues were raised by Council officers:

- environmental sustainable development;
- activation at ground floor level;
- urban design, including resolution of building envelope;
- heritage street grid; and
- access, traffic and parking.

### Department of Planning and Infrastructure

Health Infrastructure and the architects' briefed officers of the Department of Planning and Infrastructure on 19 June 2012. The purpose of the meeting was to provide an update on progress of the project since the DGR's were issued together with outlining design refinements that have taken place. The Department did not raise any issues in relation to the proposal.

### Key Stakeholders

The proponent (through the Local Health District - LHD) has undertaken extensive consultation with the management of RPAH, various user groups and the University of Sydney. This has occurred across multiple levels, including project control groups and executive steering committees.

### Key Neighbours

Continued consultation with key neighbours has been attempted by the LHD, including the adjacent leased building to the south (Cyclotron), St John's College, and the Chinese Consulate General.

### The Community

To complement the statutory public exhibition of the Project Application, the proponent plans to establish a project specific website.

### Utility Providers

Service agencies have been consulted during the preparation of the application, including the following:

- Sydney Water; and
- Ausgrid.

## 6.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposal. It addresses the matters for consideration set out in the DGRs (see Section 4.0).

The draft Statement of Commitments (refer to Section 7.0) complements the findings of this section.

### 6.1 Consistency with Relevant Strategic and Statutory Plans and Policies

The DGRs require the following legislation, strategies and planning instruments, and policies which are relevant to the proposed development to be addressed:

- *Environmental Planning and Assessment Act 1979*;
- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;
- State Environmental Planning Policy (Infrastructure) 2007;
- NSW State Plan;
- Sydney Metropolitan Strategy ‘City of Cities’;
- Draft Sydney City Subregional Strategy;
- South Sydney Local Environmental Plan 1998; and
- Relevant Development Control Plans (DCPs).

Since the DGRs were issued there have been amendments/changes to planning provisions that apply to the site. These chiefly include:

- State Environmental Planning Policy (Major Development) 2005 which has been amended to reflect the repeal of Part 3A;
- Sydney Metropolitan Strategy ‘City of Cities’ which is replaced by the Metropolitan Plan for Sydney 2036; and
- The draft Sydney Local Environmental Plan 2011 which has been publicly exhibited, and once gazetted will replace South Sydney Local Environmental Plan 1998.

The Project Application’s consistency with the relevant strategic and statutory plans and policies is located in **Table 7** below.

**Table 7** – Summary of consistency with key strategic and statutory plans and policies

| Instrument/Strategy      | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>State Legislation</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>EP&amp;A Act</b>      | <p>The proposed development is consistent with the objects of the EP&amp;A Act, particularly as it will:</p> <ul style="list-style-type: none"> <li>■ Promote the social welfare of the community;</li> <li>■ Promote the orderly and economic development of land through the greater utilisation of the site and the concentration of health services within an existing hospital campus;</li> <li>■ Promote the provision and co-ordination of community and health services and facilities in proximity to other medical services;</li> </ul> |



| Instrument/Strategy                            | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                | <ul style="list-style-type: none"> <li>Promote Environmentally Sustainable Design through the measures set out in the ESD Statement at <b>Appendix G</b>; and</li> <li>Provide opportunity for public involvement and participation.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>State Planning Instruments and Controls</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>SEPP Major Development</b>                  | <p>Notwithstanding the repeal of Part 3A, Clause 3 of Schedule 6A of the EP&amp;A Act provides that any State environmental planning policy made under of the purposes of Part 3A as in force on the repeal of that Part and as amended after that repeal, continues to apply to a transitional Part 3A project. The proposed development the subject of this Project Application is a transitional Part 3A project.</p> <p>Accordingly, State Environmental Planning Policy (Major Development) 2005 as it applied prior to being amended to reflect the repeal of Part 3A applies to the subject development.</p> <p>Clause 18 of Schedule 1 of the then Major Development SEPP provided for development with a CIV greater than \$15 million for the purposes of a health care service (hospital) to be considered as a Major Project under Part 3A of the EP&amp;A Act (as it then applied).</p> <p>All development on the site has been declared a Major Project by the Minister (under delegation). This EAR has been prepared in response to the Director General's Environmental Assessment Requirements in accordance with Part 3A of the EP&amp;A Act (as it then applied). A copy of the quantity surveyors calculation is provided at <b>Appendix D</b>.</p> |
| <b>SEPP 55</b>                                 | A Phase 1 Site Environmental Assessment has been prepared for the site. A subsequent Phase 2 Site Environmental Assessment is currently being prepared with the recommendations to be implemented accordingly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>SEPP 33</b>                                 | The proposal does not fall within the definitions of "potentially hazardous industry" and "potentially offensive industry" in clause 3 of the SEPP, and accordingly the SEPP is not of relevance to the Project Application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>SEPP (Infrastructure)</b>                   | <p>The aim of this Policy is to facilitate the effective delivery of infrastructure across the State, including providing for consultation with relevant public authorities about certain development during the assessment process. As noted in Section 1.2, a range of preparatory works on and adjoining the site are planned to occur utilising the provisions (development without consent and exempt development) of the SEPP.</p> <p>The proposed development does not trigger consultation with the Roads and Maritime Services (RMS) under the provisions of Schedule 3 of the SEPP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Strategic Plans</b>                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>NSW State Plan</b>                          | <p>NSW 2021 is a 10 year plan to rebuild the economy, return quality services, renovate infrastructure, strengthen our local environment and communities and restore accountability to Government.</p> <p>A section of the Plan is devoted to the delivery of Health Services, and a key component of this is to restore confidence in the public health system by rebuilding hospitals and health infrastructure. This will help reduce hospital waiting times and help to establish a healthier community. The proposed development is evidently consistent with the goal of the State Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Metropolitan Plan for Sydney 2036</b>       | <p>The development is consistent with the Sydney Metropolitan Plan as it will help renew and strengthen Sydney's Education and Health Precinct (a precinct of the Global Sydney centre) and continue to support the provision of social infrastructure within a highly accessible centre.</p> <p>Further, the development will assist in concentrating jobs in a centre to achieve agglomeration, productivity benefits and improved workforce access.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Draft Sydney City Subregional Strategy</b>  | <p>The project application is consistent with the Strategy in that it will:</p> <ul style="list-style-type: none"> <li>Strengthen the Education and Health industry cluster within Global Sydney;</li> <li>Support and advance Sydney University's Brain and Mind Research and assist with increasing innovation and skills development;</li> <li>Support the achievement of employment capacity targets on appropriately located and zoned land; and</li> <li>Concentrate activities within a defined centre that is highly accessible to public transport.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Instrument/Strategy                               | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Local Planning Instruments and Controls</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>South Sydney Local Environmental Plan 1998</b> | <p>The South Sydney Local Environmental Plan 1998 (SSLEP) currently applies to all landholdings within the site and the land is zoned 5 - Special Uses (Hospital). The proposed development is permissible with consent in the zone and no height or FSR controls apply to the land under the LEP.</p> <p>The project supports the achievement of the zone objectives, in particular through providing development that will be utilised by public authorities and institutions to provide community health services.</p> <p>The site is located in the vicinity of a number of heritage items and is located adjacent to a Conservation Area – refer to Section 6.5.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>South Sydney Development Control Plan 1997</b> | <p>Development controls including FSR, building height and set backs are controlled by South Sydney Development Control Plan 1997: Urban Design (DCP). The DCP does not specify height controls for the land; and site conditions and the impacts of the proposed development would determine the maximum height. Likewise, there is no specified maximum FSR in the DCP and the maximum FSR a site can achieve is determined by the environmental constraints, in particular overshadowing and privacy; streetscape; parking and landscape requirements; visual impact and views; and the road network to support the development.</p> <p>The DCP identifies Missenden Road as an 'avenue'. The adjoining development site to the east will in particular need to address this requirement as part of any future proposal. Notwithstanding, the design of the proposed hospital building provides an address to Missenden Road and is not inconsistent with the objectives of the control.</p> <p>Section 6.2 outlines the appropriateness of the proposed building's siting and form. In summary, the proposal accords with the general principles for development outlined within the DCP.</p> |
| <b>Draft Sydney Local Environmental Plan 2011</b> | <p>Under the provisions of the approved draft Sydney LEP 2011 the site is zoned Special Uses 2–Health Services Facility (SP2). The objective of this zone is 'to provide for infrastructure and related uses', and 'to prevent development that is not compatible with or that may detract from the provision of infrastructure'. The proposed development supports the achievement of the zone objectives providing an important health facility that is compatible with surrounding development.</p> <p>Under the draft LEP development for the purpose shown on the Land Zoning Map (i.e. health services facility) and any development that is ordinarily incidental or ancillary to that purpose, is permissible with consent. Accordingly, the proposed development is permissible.</p> <p>No maximum height or FSR controls apply to the land under the draft LEP.</p>                                                                                                                                                                                                                                                                                                                     |
| <b>Draft Sydney Development Control Plan 2010</b> | <p>The provisions of draft Sydney Development Control Plan 2010 (DCP) are matters for consideration. The draft DCP has been adopted by the City of Sydney and will take effect when the Sydney LEP is gazetted. Relevant matters include requirements in relation to heritage; heritage conservation areas; the public domain; streets, lanes and footpaths; traffic and parking, ESD and the like.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## 6.2 Built Form

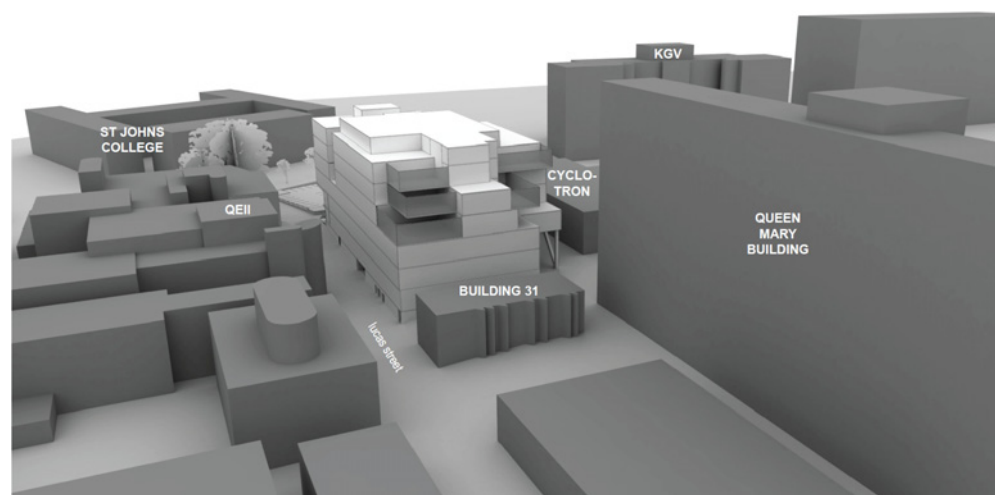
There are no height or density planning controls that apply to the subject site or proposed development. In this regard, the following key criteria have influenced and dictated the design, height and scale of the development:

- Delivering a building that serves the functional requirements of its intended users;
- Realising the maximum development potential of the limited site area;
- Achieving a built form that is appropriate to other hospital buildings within the RPAH campus; and
- Providing a positive address to Missenden Road.

The achievement of the above criteria is expressed within the architectural plans and photomontages included at **Appendix A**.

The proposed hospital building reflects a modern and contemporary addition to the RPAH campus and to the Sydney Education and Health Precinct more broadly. The design is a carefully crafted architectural response to a complex and diverse functional brief with 'form following function'. For example, the design of the building internally has had to accommodate specific areas for a variety of functional needs; from secure and private treatment spaces to open and welcoming areas for the public. Accordingly, the external expression of the building expresses the 'build up' of functions in the building whilst being mindful of the existing surrounding buildings and the potential for future development adjoining the site.

**Figure 19** demonstrates that the form, height and proportions of the building are relative to its Education and Health Precinct context. Specifically the scale of the building provides transition in height from the north (QEI building) to the south (e.g. Queen Mary building and King George V building).



**Figure 19** – 3D massing of proposed development and its surrounds

The proposed new building is considered to be an appropriate contemporary infill building in the existing context of the RPAH in terms of its scale, rectilinear form, materials and colours.

## 6.3 Environmental and Residential Amenity

### 6.3.1 Privacy

The nearest residential development to the site is St John's College (student accommodation), located over 60m to the east across Missenden Road. It is noted that future student accommodation is also planned for the adjacent Queen Mary building to the south-west.

Apart from nearby student residential accommodation, the site is isolated from any traditional residential development (reflective of the site's location within a hospital campus).

The proposal, through appropriate building separation, placement of windows, and screening, ensures appropriate privacy is afforded to nearby student accommodation. For example, the use of glazing is reduced at the southern elevation (facing the Queen Mary building), with full height screening also provided to upper level courtyards visible from the Queen Mary building. This design approach also ensures due privacy is afforded to patients within the building.

### 6.3.2 Solar Access and Overshadowing

Included within the Architectural Plans provided at **Appendix A** are shadow diagrams which illustrate the additional shadows that will be generated as a result of the proposed development.

Important in the consideration of potential overshadowing impacts is the site's location and context within a Hospital campus and its distance from any nearby residential dwellings. In light of this, the majority of additional shadows resulting from the development will fall onto existing hospital roads and buildings. It is noted that there will be some minor additional shadowing to the lower levels of the Queen Mary building during the winter solstice, however this will only in the morning and overall is considered to be insignificant.

### 6.3.3 Visual Impact

The key public view of the development will be from Missenden Road. This view will however only be available in the interim as the adjoining site to the east (fronting Missenden Road) is likely to be the subject of future development.

A photomontage has been prepared that demonstrates the impact of the proposed development as viewed from Missenden Road and St John's College (refer **Figure 20**). The open lower levels provide a visual connection to the main entry of the building from Missenden Road with the creation of a central void to the upper eastern (Missenden Road) façade providing further interest and reducing the bulk and scale of the building.



**Figure 20** – Photomontage of the proposed building as viewed from Missenden Road

The composition of the northern and southern façades in particular has been developed to respond to the internal arrangements. Such variation and treatment results in a positive design outcome and assists with easing the building into its setting.

The proposed development does not materially affect the views from directly adjoining properties, particularly given their respective hospital/education functions.

Overall, the scale of the building and its articulation together with the composition of the façades ensures a positive visual impact, especially when viewed from the public realm and as well as the Queen Mary Building and St John’s College.

### 6.3.4 Wind

An assessment of the proposed development against existing wind conditions has been undertaken by Windtech, included at **Appendix J**. The relevant winds affecting the site are typical in the Sydney “regional context”. These winds prevail from the north-east, south and west.

The critical outdoor areas which have been the focus of the assessment are as follows:

- The eastern ground level entrance to the lobby of the building.
- Pedestrian footpaths around the perimeter of the site, along Lucas Street, Brodie Street and New Hospital Road.
- Outdoor courtyards areas located at the south-western and north-western corners of the development on Ground Floor and Levels 3, 4 and 5.
- The temporary car parking area to the east of the site (subject to separate approval).



Windtech concluded that:

- the development site is generally well shielded from the prevailing winds by the various surrounding buildings;
- the proposed development is expected to have a negligible impact onto the wind conditions for the local surrounding area; and
- the wind conditions are expected to remain suitable for the intended activities (subject to the inclusion of appropriate screens around the perimeter of the upper floor outdoor courtyard areas).

### 6.3.5 Noise

An Acoustic Report has been prepared by Acoustic Studio (refer **Appendix K**). The assessment has been commissioned to address the potential impact of operational plant, traffic noise and construction noise on surrounding sensitive noise receivers. More specially, the assessment details the following:

- relevant input information including criteria, standards and engineering inputs (noise data, geographic survey information and the like);
- noise monitoring undertaken to establish existing ambient noise levels and background noise levels;
- calculation methodology including identification of noise sources, nearest potentially affected receivers and calculation procedures;
- presentation of potential demolition (not the subject of this Project Application), construction, operational and traffic noise impacts arising from the proposed project; and
- recommendations of noise controls where exceedances of the established criteria and construction noise management levels are predicted.

#### Assessment

The acoustic assessment indicates that noise levels from construction activities will be controlled to comply with the established noise criteria (subject to the implementation of appropriate management measures).

The predicted noise levels from all operational plant and equipment associated with the building are predicted to comply with relevant criteria and no impact is anticipated.

The increases in additional traffic noise will be inaudible and imperceptible and are regarded as insignificant.

#### Management

A Noise and Vibration Management Plan has also been prepared by Acoustic Logic (refer also to **Appendix K**) and details the measures to be implemented to mitigate excavation and construction noise.

## 6.4 Transport and Accessibility

A Traffic Impact Assessment has been prepared by GTA Consultants and is included at **Appendix L**. The report outlines the existing surrounding road network arrangement and conditions, traffic volumes, traffic generation, demand for parking for the Project Application and includes traffic management strategies to reduce car dependency. The report assesses the provision of access, traffic and parking for the proposed North West precinct redevelopment.

### 6.4.1 Traffic Impact Assessment

The proposed development is expected to generate up to 49 vehicle movements in any peak hour. The assessment indicates that there is adequate capacity in the surrounding road network to cater for the traffic generated by the proposed development. The minor additional traffic generated by the development is not expected to compromise the safety or the functioning of the surrounding road network and no road or intersection upgrading is required.

### 6.4.2 Vehicle Access and Parking

#### Car Parking Requirements

The Guide to Traffic Generating Developments (RMS, 2002) outlines applicable car parking rates for various land uses. In this case, private hospital developments represent the closest land use and would require 65 car parking spaces using the applicable rate.

Notwithstanding this, GTA Consultants are of the view that the application of typical car parking rates is not a suitable methodology in this instance given the site's proximity to public transport services including a bus stop within 300 metres and two major railway stations within a 15 minute walk and the complex nature of on-site uses and associated users (patient, staff and visitor movements).

Accordingly, utilising a first principles analysis and having regard to State and local policy objectives to reduce the reliance on private motor vehicles, the provision of 38 on-site parking spaces within a basement level car park with short stay parking for two vehicles close to Brodie Street is considered by GTA Consultants to be capable of accommodating the car parking demands associated with the proposed development.

It is noted that the proposed development involves a reduction in the width of Brodie Street, resulting in the loss of some existing angled staff parking. Staff will have the opportunity to park either on-site within the basement level car park or within other dedicated staff car parks is located across the RPAH Campus (including the temporary car parking planned to be established adjacent the site to the east along Missenden Road).

#### Car Parking Layout Review

A review of the proposed parking layout confirms compliance with the dimensional requirements set out in the Australian Standards for Off-Street Car Parking (AS2890.1:2004 and AS2890.6: 2009).

#### Loading and Garbage Collection

Loading facilities will accommodate one 8.8m medium rigid vehicle with access from Brodie Street that is able to reverse into and exit in a forward direction. This is appropriate given the anticipated loading requirements of the development and given the waste management and minimisation services implemented by RPAH.

Garbage collection is proposed to occur kerbside and from the loading dock. Collection arrangements will be coordinated through the Environmental Services Department at RPAH (located on the eastern side of Missenden Road – Building 89) to ensure efficiency in waste management between all sites within the RPAH Campus.

### 6.4.3 Travel Demand Management

In order to support the achievement of the mode share targets set out within the NSW State Plan 2010, measures will need to be put in place to promote sustainable means of transport, including public transport usage, car sharing, car pooling and non-car travel methods (e.g. walking and cycling).

The RPAH already promotes sustainable means of travel for staff and visitors with a site specific Transport Access Guide (TAG) prepared (refer to **Figure 21**). It is proposed for the TAG to be made available to staff and visitors. This is reflected in the draft Statement of Commitments at Section 7.0.



Figure 21 – RPAH Transport Access Guide

### 6.4.4 Traffic and Transport Conclusions

Overall, GTA Consultants conclude that:

- The site is accessible by a number of public transport services, with a bus stop located within 300m of the site and two major railway stations within a 15 minute walk.
- A greater proportion of employees arrive to the site via walking and cycling (13%) compared to the statistical Sydney Region average (4.8%);
- The proposed supply of 38 spaces is appropriate given the proximity of the site to various public transport services and active travel facilities.
- The proposed parking layout is consistent with the dimensional requirements as set out in the Australian Standard for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009).
- The provision for bicycle facilities and end of trip facilities is considered appropriate with consideration to the requirements of the relevant DCP.

Further, GTA Consultants recommended that the development also include options for visitor bicycle parking to be located adjacent to the site along the Lucas Street and particularly the Brodie Street frontages. The proponent proposes to investigate the provision of at grade visitor bicycle parking spaces as part of detailed design. This is reflected within the draft Statement of Commitments at Section 7.0.

- The proposed development supports Council's future plans to improve cycle infrastructure in the locality, in particular through reducing the number of on-site car parking spaces and providing cycle parking and end of trip facilities at basement level.
- The implementation of a Green Travel Plan/ Transport Access Guide will further reduce reliance on the private vehicle for staff and visitors.
- The provision of loading facilities accommodating one vehicle up to an 8.8m medium rigid vehicle with access provided via Brodie Street is appropriate given the anticipated loading requirements of the proposed development together with waste management and minimisation services provided by RPAH.
- The site is expected to generate up to 49 vehicle movements in any peak hour. There is adequate capacity in the surrounding road network to cater for the traffic generated by the proposed development.
- Provision is made for all access arrangements to the site to operate safely and efficiently with adequate sight lines and design principles considered as part of the design process.

#### 6.4.5 Pedestrian and Traffic Management

The Pedestrian and Traffic Management Plan prepared by GTA Consultants (refer **Appendix L**) reviews the site and the proposed construction works. It is estimated that approximately 20 trucks per day will enter and leave the site during the construction phase (anticipated to take up to 84 weeks).

The Pedestrian and Traffic Management Plan outlines traffic management principles to be adopted during construction, together with detailing:

- truck approach and departures routes;
- construction site access arrangements;
- pedestrian management;
- traffic and parking effects; and
- the overview traffic control plan to be adopted.

### 6.5 Heritage

City Plan Heritage were engaged to prepare a Heritage Impact Statement (including a supplementary Aboriginal Cultural Heritage Assessment) to accompany the subject Project Application (included at **Appendix M**).

The reports address both built heritage and Aboriginal heritage and relevant planning instruments as well as the Royal Prince Alfred Hospital Conservation Management Plan 1997. It is noted that the Statement makes reference to existing buildings, however these buildings will be removed as part of a separate process (i.e. utilising the provision of the *State Environmental Planning Policy (Infrastructure) 2007*).

## Built Heritage

In summary, City Plan Heritage conclude that:

- None of the existing buildings on the site are currently listed as heritage items within the LEP nor is the site located within a conservation area.
- The proposed redevelopment will have no adverse impact on the identified and established heritage significance of the RPAH Group of buildings, the adjoining conservation area, nor the heritage items located on the eastern side of Missenden Road.
- The proposed development respects the existing character and mixture of architectural styles of the RPAH Group of buildings and the Sydney University Precinct.
- The materials, textures and colours to be incorporated into the proposal would be compatible and sympathetic to the heritage buildings of the RPAH while maintain consistency with the contemporary stock in the area.
- The development retains all significant views to and from the heritage items.
- Proposed works comply with the Conservation Policies set out within the RPAH CMP.
- The expansion of the proposed building over part of Brodie Street is considered acceptable and will not detrimentally affect its historical existence and importance as part of the historical road network in the locality.

## Aboriginal Heritage

City Plan Heritage conclude that:

- Given the relatively disturbed and hard surface nature of the site, potential for any Aboriginal object is considered to be low.
- The proposed site is assessed as retaining no potential for surface or subsurface Aboriginal archaeological material.
- The proposed redevelopment has no potential to harm or impact any known Aboriginal object or declared Aboriginal places.
- No further Aboriginal archaeological investigations or consultation with the Local Aboriginal Land Council are considered necessary prior to any future development within the subject North West Precinct.

## 6.6 Geotechnical

The proposed development involves provision of a part basement level. A Geotechnical Report has accordingly been prepared by Shirley Consulting Engineers Pty Ltd (**Appendix F**), which presents the results of a geotechnical investigation into the subsurface conditions at 3 nominated locations on and adjoining the site.

A number of recommendations are outlined within the Report on aspects of the design and construction activities.



## 6.7 Contamination

E3 Consulting Australia Pty Ltd has undertaken a Phase 1 Environmental Site Assessment that covers the subject site, included at **Appendix N**. The assessment confirms that:

- The buildings on site were constructed prior to 1930 and consequently have a low potential to have been constructed on demolition and incinerator wastes.
- The former use of the buildings on site has the potential to have caused contamination under the buildings on the site.
- Asbestos containing materials are considered to be potential contaminants on the site in both surface soils and in the building materials buried on the site.
- Site inspection did not indicate filling or fuel storage had occurred on the site.
- Workcover records did not have records of dangerous goods being stored at the site.

In summary, E3 Consulting Australia Pty Ltd recommend that a suitably qualified environmental consultant be engaged to assess whether a Phase 2 Environmental Site Assessment and/or remediation works are required.

The proponent has accordingly engaged Environmental Investigation Services (a division of Jeffery and Katauskas Pty Ltd) to undertake a Phase 2 Environmental Site Assessment. This Phase 2 Assessment is currently underway with soil and water samples taken from bore holes in the laboratory for analysis.

The proponent is committed to implementing and complying with the recommendations of the Phase 2 Assessment. This approach is reflected in the Statement of Commitments at Section 7.0.

## 6.8 BCA

A BCA Statement has been prepared by Advance Building Approvals Pty Ltd to assess compliance of the proposed development against the Deemed-to-Satisfy provisions of the BCA (refer to **Appendix O**).

The Statement confirms that the proposed works are generally able to comply with the relevant Deemed-to-Satisfy provisions.

Where non-compliances arise, Alternative Solutions will be employed to address these matters. All Alternative Solutions will be developed for approval prior to the issue Crown Building Certification.

## 6.9 Accessibility

An Access Report has been prepared by Accessibility Solutions in relation to the proposed development (refer **Appendix P**). The review was undertaken to ensure that the accessible interface to Lucas Street, accessible drop-off, building entry access, accessible parking, internal circulation, lift access to all levels and the accommodation of people with disabilities including sanitary facilities comply with relevant statutory guidelines.

In summary, Accessibility Solutions advise that:

*'the plans indicate that accessible environments will be provided for patients, residents, staff and visitors in a manner that promotes appropriate health and living outcomes consistent with contemporary accessibility standards and the Disability Discrimination Act.'*

## 6.10 Waste

The following indicates the procedures to be implemented to manage waste through the operational phase of the development. A formal Waste Management Plan to address the construction phase will be prepared prior to the commencement of works, (as reflected in the draft Statement of Commitments at Section 7). Construction waste will be handled to industry best practice.

Operational waste management will be incorporated into RPAH's existing systems. Included at **Appendix Q** is a copy of the Waste Management Policy adopted for RPAH, where compliance with the policy directive is mandatory. The policy has been prepared to ensure compliance with all relevant legislative and regulatory requirements, including:

- *NSW Government Waste Minimisation and Management Act 1995 (Waste Act)*
- *NSW Government Waste Minimisation and Management Regulation 1996 (Waste Regulation)*
- NSW Health Waste Management Guidelines for Health Care Facilities – August 1998 (PD 2005\_132)
- *Occupational Health and Safety Regulation 2001*
- NSW Health Infection Control Policy (PD 2005-247)
- Australian / New Zealand Standard AS/NZS 4478/1997
- Australian / New Zealand Standard AS/NZS 3816
- Gene Technology Act 2000 and Regulation 2001 SR106

The existing hospital currently generates the following streams of waste:

- general;
- clinical waste;
- cytotoxic;
- recyclable;
- chemical;
- pharmaceutical;
- radioactive; and
- hazardous liquid waste.

The proposed new mental health and ambulatory care hospital building will not generate any new streams of waste, rather more waste will be generated in each of these existing streams. Further, the nature of the activities and functions to occur within the proposed building are such that the waste to be generated is expected to be generally benign.

The clinical, contaminated and biological waste generated will be appropriately placed in bags, containers and subsequently secure mobile bins on-site. The existing collection arrangements will be extended to cover the expanded operations of the hospital.

## 6.11 Water Management

### Construction

A Soil and Water Management Plan has been prepared by C&M Consulting Engineers (refer **Appendix I**) and details the measures to be implemented to minimise erosion and sediment impacts associated with construction. The plan has been arranged in accordance with the requirements of "Managing Urban Stormwater – Soils and Construction, 4<sup>th</sup> Edition (2004)" by Landcom.

### Operation

The Stormwater Design Statement prepared by C&M Consulting Engineers (refer **Appendix H**) details the proposed stormwater management system. The system includes the following elements:

- Collection and conveyance of runoff via a conventional piped stormwater drainage system for storm events up to and including a 1 in 20 year Average Recurrence Interval (ARI) storm event.
- Provision of overland flow paths for storm events up to the 1 in 100 year ARI storm event.
- On-site stormwater detention (OSD) - provided to the requirements of Sydney Water and Council.
- Stormwater pollution control devices - to assist with the removal of sediment, oils and hydrocarbons from stormwater runoff from the car park areas.

## 6.12 Environmentally Sustainable Development

ARUP have prepared an Ecologically Sustainable Development (ESD) Statement outlining the initiatives under consideration by the design team to reduce environmental impacts caused by the design, construction and operation of the proposed development (refer to **Appendix G**). There are a number of sustainability drivers for the project, including:

- Engineering Services and Sustainable Development Guidelines TS11 (where Health Infrastructure mandates compliance);
- Section J of the Building Code of Australia; and
- Green Star (as a benchmarking tool).

ESD measures and initiatives under investigation for inclusion in the proposed design of the development cover management, indoor environmental quality, energy, water, materials, and transport and are further detailed at **Appendix G**.

The ESD measures to be incorporated within the final design will aim to target a minimum 4 star Green Star rating. This recommendation has been reflected in the Statement of Commitments at Section 7.0.

## 6.13 Economic and Social Benefits

The establishment of a new hospital building providing for mental health and ambulatory care services within RPAH and more broadly the Sydney Education and Health Precinct will deliver a number of economic and social benefits for the region, including:

- Strengthening world class health and medical research activities;
- Improving the quality of medical facilities available to the public, for example:
  - Ambulatory patients visiting (non mental health) services are more appropriately cared for in a setting not immediately surrounded by in-patient services.
  - Access to Sexual Health services in a less intensive medical care environment is more suited to key priority populations including Aboriginal communities.
  - The co-location of ambulatory services with an acute facility provides easier access to a range of tertiary diagnostic facilities and access to interdisciplinary advice and referral.
- Strengthening the quality of existing mental health services and expanding the capacity to provide some of the most vulnerable people in the community with the level of support they need.
- The creation of additional permanent jobs (approximately 70) and over 115 construction jobs per annum.
- Moving out of old buildings in a poor state of repair into new contemporary facilities provides benefits in terms of building amenity, dynamic efficiency and environmental performance of buildings.

## 6.14 Contributions

The relevant contributions plan for the site is the *City of Sydney Development Contributions Plan 2006*. The plan allows for a waiver from contributions for Crown Development to be considered on merit. The following outlines the justification for an exemption to contributions for the project.

The imposition of a condition by the Department of Planning and Infrastructure or by the Minister to require a contribution in relation to the new or additional demand upon services and infrastructure in the locality would be contrary to existing Government and Department policies and guidelines.

Hospitals are routinely expected to be exempted from payment of contributions as a result of their significant contribution to social and essential infrastructure within the locality and region. The current proposal, a key development within the hospital will clearly facilitate delivery of important health services to both the local community, and the wider Sydney region.

This is consistent with existing legislation and the Department of Planning and Infrastructure's existing policies and Circulars concerning Crown development. The same Crown development principle applicable to Crown DAs has been regularly applied by the Department for applications under (the now repealed) Part 3A of the EP&A Act. A nearby and recent example within the RPAH where contributions have been exempted is the Chris O'Brien Cancer Project (MP10\_0036).

Under the Department's policies and Circulars, Crown development is exempted from all contributions other than drainage, and local road upgrades and traffic management (at the site's entrance). Even then, there must be suitable nexus and apportionment principles applied to ensure equitable contributions ensue.

The purpose of contributions is to cover the demand for additional services and facilities resulting from increases in employment or residential population. The proposed development will assist in the provision of services, rather than creating additional demand. Further, the relevant Departmental Circular states that 'Crown activities providing a public service lead to significant benefits for the public in terms of essential community services and employment opportunities' ... and 'these activities are not likely to require the provision of public services and amenities in the same way as developments undertaken with a commercial objective'.

The project involves the redevelopment of an existing site within a well-established and highly accessible Health campus. The development will have no significant impact on local infrastructure and facilities, with GTA Consultants (refer to **Appendix L**) confirming that the additional traffic generated by the development could not be expected to compromise the safety or functioning of the surrounding road network and as such no road upgrading or intersection works are warranted as a result of the development.

In view of the above it is considered that no contribution levy apply to this Project Application and that the Minister consider imposing no conditions in relation to contributions.

## 6.15 Site Suitability

The suitability of the site has been considered from a medical operational perspective as well as from a site, development and environmental capacity perspective. The site is considered suitable for the project for the following reasons:

- The subject site and its surrounds is currently used for medical aligned purposes;
- The site forms part of a medical and knowledge cluster that provides important economic and social benefits to the community;
- The provision of a new and modern medical facility will further support and strengthen the medical cluster of uses;
- The site is well connected to public transport;
- The area and shape of the site allows for the provision of a new hospital building that meets the special and complex functional design requirements of a medical facility, whilst not resulting in any significant adverse impacts on surrounding development;
- The site is isolated from nearby residential dwellings;
- There is a community understanding that the site and its broader surrounds form part of a major medical and research cluster; and
- The site is suitably zoned to enable the establishment of a hospital building, subject to consent.



## 7.0 Draft Statement of Commitments

In accordance with the Director-General's Environmental Assessment Requirements, the proponent is required to include a Draft Statement of Commitments in respect of environmental management and mitigation measures on the site. The following are the commitments to manage and minimise potential impacts arising from the project.

### 7.1 Construction Management

The following plans will be implemented during the construction phase:

- Soil and Water Management Plan (prepared by C&M Consulting Engineers, dated July 2012); and
- Noise and Vibration Management Plan (prepared by Acoustic Studio, dated July 2012).

The following documents will be prepared and implemented prior to the commencement of works:

- Construction Traffic Management Plan; and
- Construction Waste Management Plan.

### 7.2 Contamination

The Phase 2 Environmental Site Assessment Report prepared by Environmental Investigation Services (EIS) will be completed and the recommendations implemented prior to construction commencing.

### 7.3 Ecologically Sustainable Development

- The measures and initiatives outlined within the ESD Statement prepared by ARUP (July 2012) will be investigated.
- The development will comply with the Engineering Services and Sustainable Development Guidelines Technical Series TS11.
- The development will target a minimum 4 Star Green Star rating.

### 7.4 Transport

- Existing measures to support sustainable means of travel (e.g. the RPAH Transport Access Guide) will be made available to staff and visitors.
- Provision of at grade visitor bicycle parking spaces will be investigated during detailed design.

## 8.0 Conclusion

Health Infrastructure seeks approval for the construction of a new seven (7) storey hospital building within the North West Precinct of the RPAH campus to accommodate the upgraded and relocated Missenden Mental Health Unit and ambulatory care services (including providing capacity for expansion).

The development is permissible under the applicable zone and is consistent with the State Government strategic planning documents for the site. The proposal is of significant merit and will strengthen the role of the Sydney Education and Health Precinct's in the region.

The site is of a sufficient size to accommodate the proposed facility and does not immediately adjoin any residential properties. As demonstrated in this report, the building has been designed to take advantage of the limited site area whilst responding to the special functional requirements of users. The resulting built form is compatible in its setting and will contribute positively to the mixed character of the RPAH Campus.

The environmental impacts of the proposal including traffic and car parking, noise, wind, contamination and geotechnical matters, stormwater and drainage, heritage; and construction are insignificant and can be appropriately managed through the adoption of the sub-consultants recommendations and/or preparation of relevant plans of management.

The Draft Statement of Commitments has been prepared to inform the detailed design of the development and manage construction and on-going environmental impacts.

Having regard to the above, it is considered that the project will provide environmental, social and economic benefits and accordingly we recommend the Minister for Planning and Infrastructure approve the application.