

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment Systems and Approvals

SUBJECT: MODIFICATION TO REDEVELOPMENT OF THE NORTH WEST PRECINCT AT ROYAL PRINCE ALFRED HOSPITAL (MP 10_0166 MOD 1)

PURPOSE

To determine a modification request (MP 10_0166 MOD 1) for the Redevelopment of the North West Precinct at Royal Prince Alfred Hospital, which seeks to increase the size of the courtyards on Levels 3 and 4 and modify the accessibility provisions on the ground floor.

BACKGROUND

On 4 February 2013, the then Deputy Director-General, Development Assessment and Systems Performance, as delegate of the Minister for Planning and Infrastructure, approved the major project for the Redevelopment of the North West Precinct of the Royal Prince Alfred Hospital at Lucas Street, Camperdown (see **TAG B**).

The approved works comprise the construction of a new seven storey (including plant) hospital building (to be known as the Mental Health and Ambulatory Care Service Hospital Building), a basement car park, a private road, associated landscaping works and augmentation of services/utilities. The project is currently under construction.

PROPOSED MODIFICATION

The proponent seeks to amend the design of Levels 3 and 4 to provide larger courtyards to meet Australian Health Facility Guidelines, and also reconfigure the Lucas Street ground floor entrance and vehicle drop off point to provide a vertical platform lift in lieu of the approved pedestrian ramp (alongside the vehicle ramp). In this regard, the proponent is seeking to have condition A2 of the approval modified to incorporate the revised plans.

MODIFICATION OF THE MINISTER'S APPROVAL

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects. Approved projects are transitional Part 3A projects.

Section 75W(2) of the Act provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposed modification seeks to amend plans referenced in condition A2, the modification will require the Minister's approval.

CONSULTATION

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request.

The request was referred to City of Sydney Council, who raised no objection to the proposed modifications, however, were not supportive of any protrusion of the courtyards over the internal roadway.

DELEGATED AUTHORITY

The Minister has delegated his functions to determine Part 3A applications to the department where:

- the council has not made an objection, and
- there are less than 10 public submissions objecting to the proposal, and
- a political disclosure statement has not been made in relation to the application.

No submissions were received from the public regarding the proposed modification and council has not made an objection to the proposed modification. There has also been no political disclosure statement made for this application or for any previous related applications or by any of the persons who lodged a submission.

Accordingly, the application is able to be determined by the Director, Metropolitan and Regional Projects North under delegation.

KEY ISSUES

Courtyards

The proposed modifications seek to increase the size of the courtyards on Levels 3 and 4. The enlarged Level 3 courtyard would be readily visible from Lucas Street, whilst the Level 4 courtyard would be less noticeable given its location on the southern side of the building and its orientation towards the hospital campus rather than to a public place (see **Figures 1 and 2**).

Figure 1: Northern elevation to Lucas Street showing projecting courtyards

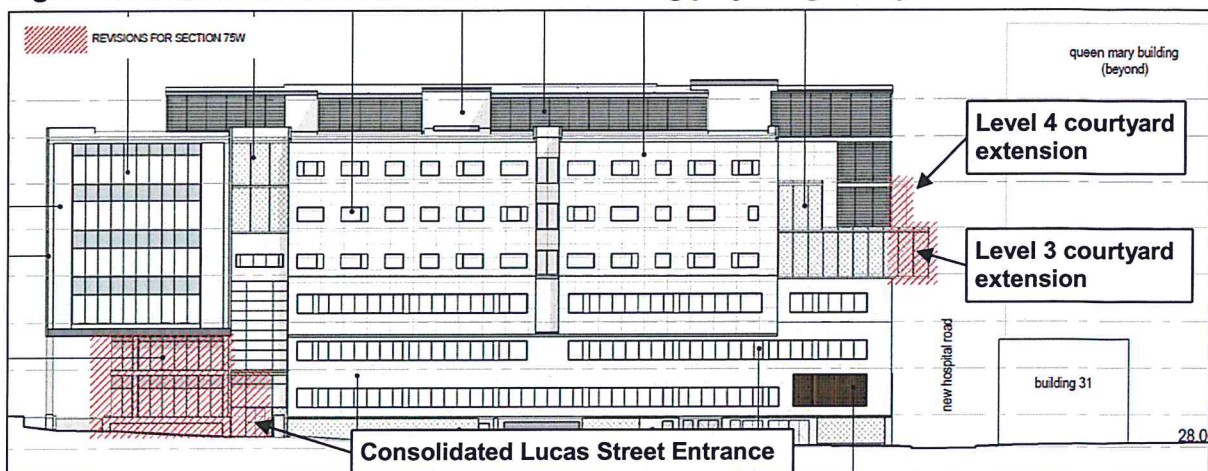
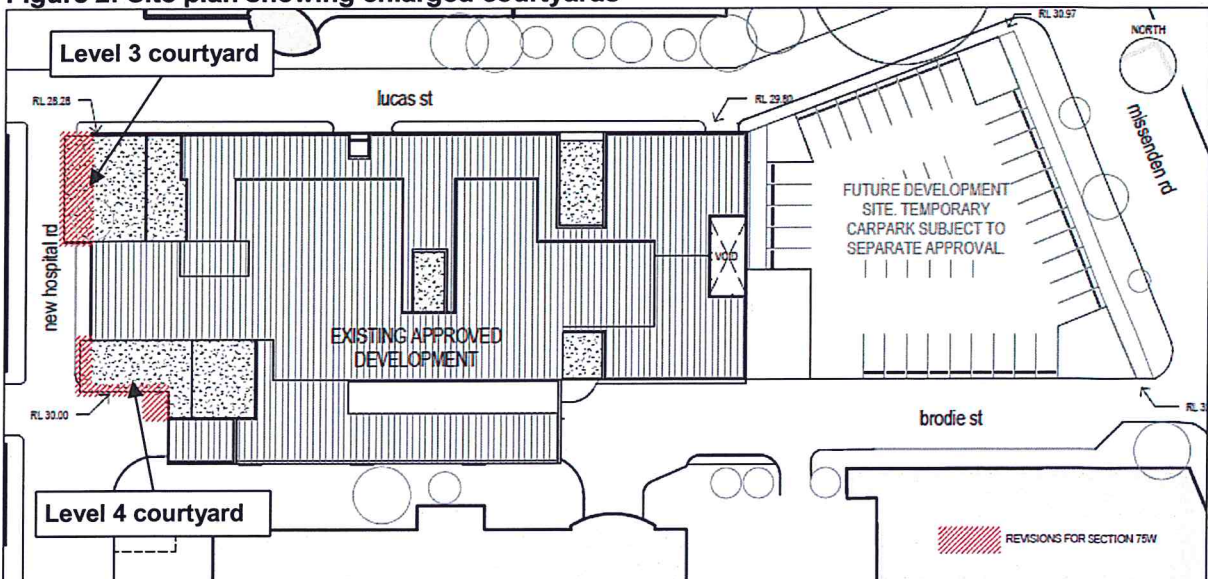


Figure 2: Site plan showing enlarged courtyards



In their submission the council have contended that the courtyard revisions are not consistent with the design of the originally approved building, however, the proponent is of the opinion that the visual appearance of the western elevation would be improved as the courtyard projections would provide visual interest to what is otherwise a solid and contiguous façade. The department considers that as the courtyard extensions are located at the rear of the building and will not be visible from Missenden Road, they will have

minimal visual impact on the locality and the architectural design intent of the approved building will not be compromised. Further, the enlarged courtyards will ensure that they are compliant with the Australian Health Facility Guidelines and will provide a better outcome for patients of the facility.

The extension of the Level 3 courtyard by 3.4 metres results in a projection over the new internal private hospital road located at the rear of the new building (New Hospital Road). Council has indicated that it does not support any protrusions over public roads as a policy, which would limit the potential for the new hospital road to be dedicated to council at a later date as a public road. The proponent, however, has indicated that there is no intention of dedicating the road to council.

The larger courtyards are being provided to improve the amenity for mental health patients and meet relevant health facility guidelines. Accordingly, the department considers the impacts are acceptable and the modifications are supported.

Lucas Street Entrance

The proponent has amended the ground floor design to provide a vertical disability access lift at the Lucas Street entrance to consolidate access and to separate pedestrian movement from vehicle movement. Council considered the modifications acceptable. The department considers the changes on the ground floor would reduce potential vehicle and pedestrian conflict and therefore the modifications are supported.

RECOMMENDATION

It is RECOMMENDED that the Director, Metropolitan and Regional Projects North:

- note the information provided in this briefing;
- approve the modification request, subject to amending the conditions of approval; and
- sign the attached modifying instrument (**TAG A**).

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