

19 August 2022

RE: Request for Industry-Specific Secretary’s Environmental Assessment Requirements – Royal Prince Alfred Hospital (RPA Hospital) Redevelopment, Camperdown

This letter provides details to enable the Department of Planning and Environment (DPE) to issue Industry-specific Secretary Environmental Assessment Requirements (SEARs) for the RPA Hospital Redevelopment.

Architecture
Urban Design
Planning
Interior Architecture

It is noted that Industry-specific SEARs apply to State Significant Development (SSD) applications, other than those that:

- Would be designated development but for the Act, section 4.10(2); or
- Are partly prohibited by an environmental planning instrument (EPI); or
- Are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5); or
- Are a concept development application for SSD.

Architectus confirm that none of the above apply for the subject proposal.

Site location and context

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RPA Hospital is divided by Missenden Road into the eastern and western campuses. The site, shown in **Figure 1**, covers multiple lots and while predominantly within the East Campus of the RPA Hospital, there are also works proposed within the West Campus and off-site works to University of Sydney owned land. A summary of land title details of the site is listed at Table 1 below, and land potentially affected by proposed off-site works is listed at **Table 2** below. Site details and planning controls are summarised in **Table 3**.

Adelaide
Auckland
Brisbane
Christchurch
Melbourne
Perth
Sydney

The site is outlined in red in **Figure 1** below.

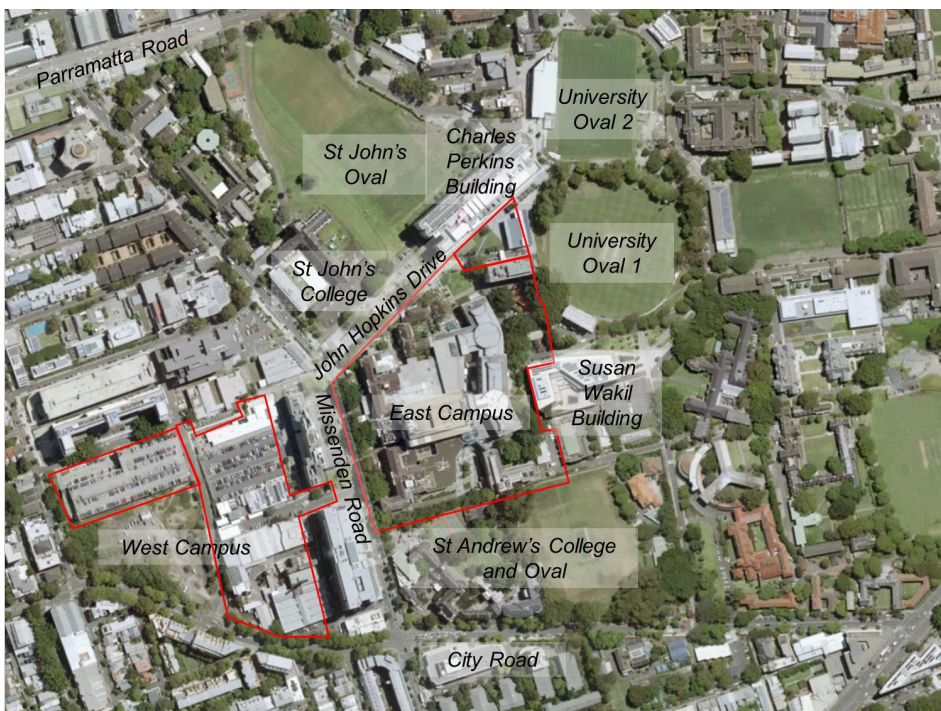


Figure 1 Site and immediate context
Source: Metromap with Architectus edits
Note: site area outlined in red

Architectus Australia Pty Ltd
ABN 90 131 245 684

Nominated Architect
CEO
Ray Brown
NSWARB 6359

Table 1 Summary of land title details of the Site

Address	12 Missenden Road, Camperdown, 2050	12A Missenden Road, Camperdown, 2050	114 Church Street, Camperdown, 2050	23-33 Carillon Avenue, Camperdown, 2050
Location	RPA Hospital East Campus	RPA Hospital East Campus	RPA Hospital West Campus	RPA Hospital West Campus
Area	43,400m ²	3,361m ²	7,666m ²	27,190m ²
Legal description	Lot 1000 DP 1159799	Lot 1001 DP 1159799	Lot 11 DP 809663	Lot 4 DP 880430

Table 2 Summary of land title details of land potentially required - proposed off-site works

Address	3 Parramatta Road, Camperdown, 2050
Location	University of Sydney
Legal description	Lot 1 DP 1171804

Refer to **Figure 2** below for illustration of the above lot descriptions.

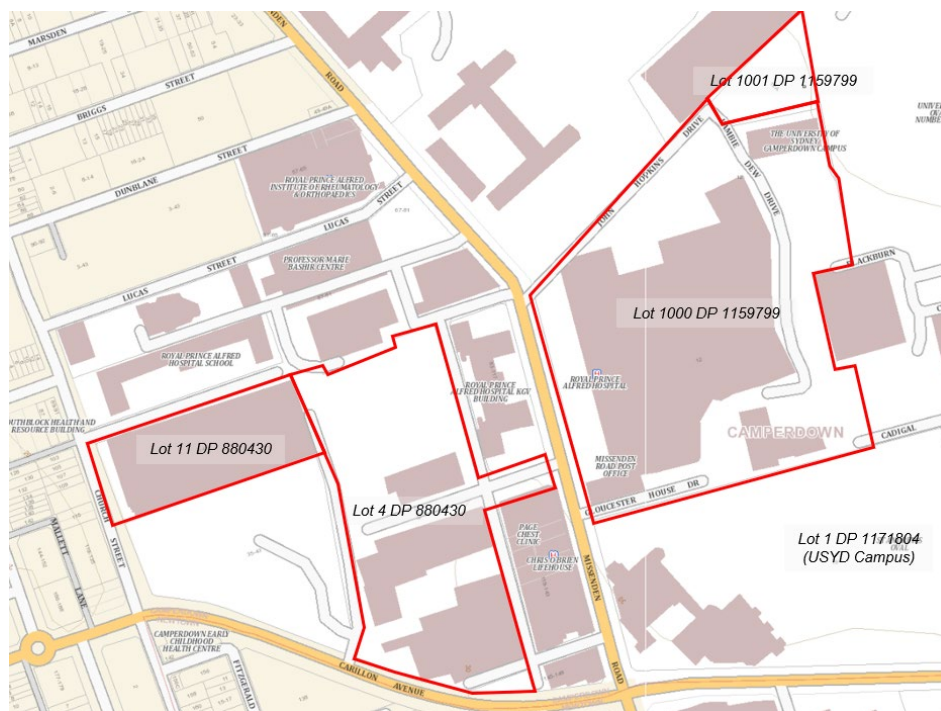


Figure 2 Lot & DP Descriptions of the Site

Source: Metromap with Architectus edits

Table 3 Site summary and key planning controls

Landowner	Health Administration Corporation
Land Use Zoning	SP2 Infrastructure for the purpose of Health Services Facility under Sydney Local Environmental Plan 2012 (SLEP2012).
Height of Buildings	No maximum building height control applies to the site under the SLEP2012. The Obstacle Limitation Surface (OLS) at the East Campus ranges between RL 70.000 to RL 90.000, and in the West Campus ranges between RL 60.000 to RL 80.000.
Setbacks	No setback controls apply to the site under the Sydney Development Control Plan 2012 (SDCP2012).
Floor Space Ratio	No FSR controls apply to the site under SLEP2012.
Permissibility	As the site is zoned SP2, development for the purposes of a health services facility (hospital) is permissible with development consent within the zone.
SSD trigger	Development for the purposes of a hospital with a Capital Investment Value (CIV) of more than \$30 million is SSD under Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021. The proposed works are estimated to have a CIV exceeding \$30 million, and therefore the development is considered SSD.
Flooding	The site is not mapped within the Flood Planning Area. Notwithstanding, the eastern campus is affected by flooding with an overland flow path running through the eastern campus. The overland flow path runs north from Cadigal Lane through Lambie Dew Drive and then east into the University Oval. University of Sydney's Camperdown campus is affected and the recently completed Susan Wakil building was designed to allow flood waters to pass beneath. The proposed development will be designed with finished building floor levels set above the Probable Maximum Flood (PMF).
Heritage conservation	There are several heritage items affecting the site. The whole of the east campus is mapped as a local heritage item under SLEP2012 (Item I68). The site also sits within a Conservation Area, the University of Sydney Conservation Area (Item C5). There are items on the State Heritage Register within the east campus of the site located to the Missenden Road frontage, however they comprise only portions of the site (Items 00829 and 00830). Heritage listings within and near the site are summarised in Tables 2, 3 and 4 below and local heritage mapping from SLEP 2012 is shown in Figure 2.
Design excellence & competitive design process	In accordance with Clause 6.21 "Design Excellence" of SLEP 2012, the Project met the threshold requiring a competitive design process to be undertaken. A Design Excellence Strategy was developed in consultation with Government Architect NSW (GANSW), which outlined a tailored design competition approach to satisfy the intent of Clause 6.21 of SLEP 2012. A Competition Brief was developed in conjunction with HI, GANSW and City of Sydney Council to articulate the competition process, brief and evaluation criteria. The winning architecture firm from the Design Competition was Bates Smart who are now working collaboratively with Jacobs as the combined Project Architect team.
EPBC Act / BC Act	It is anticipated no approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is required. A Biodiversity Development Assessment Report (BDAR) or BDAR Waiver will be prepared in accordance with the Biodiversity Conservation Act 2016 (BC Act) and submitted with the Environmental Impact Assessment (EIS).

Table 4 Summary of heritage items on the RPA Hospital East Campus

Item Name	Item Number	Address	Significance
Royal Prince Alfred Hospital group including buildings and their interiors, trees and grounds <i>Note: Item 68 is split across Missenden Road.</i>	I68	Missenden Road	Local
University of Sydney Conservation Area	C5	Camperdown	Local
Royal Prince Alfred Hospital – Victoria and Albert Pavilions	00829	Metropolitan	State Heritage Inventory
Royal Prince Alfred Hospital – Admission Block	00830	Metropolitan	State Heritage Inventory
St Andrew's College, University of Sydney including main building and interior, quadrangle and grounds	I46	19 Carillon Avenue	Local
St John's College, University of Sydney including main building and interior, quadrangle, gate lodge and interior, fence and gate and grounds	I67	8A Missenden Road	State

Table 5 Summary of heritage on the RPA Hospital West Campus

Item Name	Item Number	Address	Significance
Royal Prince Alfred Hospital group including buildings and their interiors, trees and grounds	I68	Missenden Road	Local
Shop and residence including interiors	I69	49 and 49A Missenden Road	Local
Alfred Hotel including interior	I70	51-55 Missenden Road	Local

Note, none of the lots where works on the west campus are proposed contain heritage affectations.

Table 6 Summary of heritage items in proximity to RPA Hospital

Item Name	Item Number	Address	Significance
St Andrew's College, University of Sydney including main building and interior, quadrangle and grounds	I46	19 Carillon Avenue	Local
St John's College, University of Sydney including main building and interior, quadrangle, gate lodge and interior, fence and gate and grounds	I67	8A Missenden Road	State
Former Newtown Public School group including buildings and their interiors, fencing and grounds	I968	50 Carillon Avenue	Local
JD Stewart Building, University of Sydney including interior	I73	Paramatta Road	Local
Bligh and Camperdown Terrace	C38	Newtown	Local
O'Connell Town Estate	C43	Newtown	Local

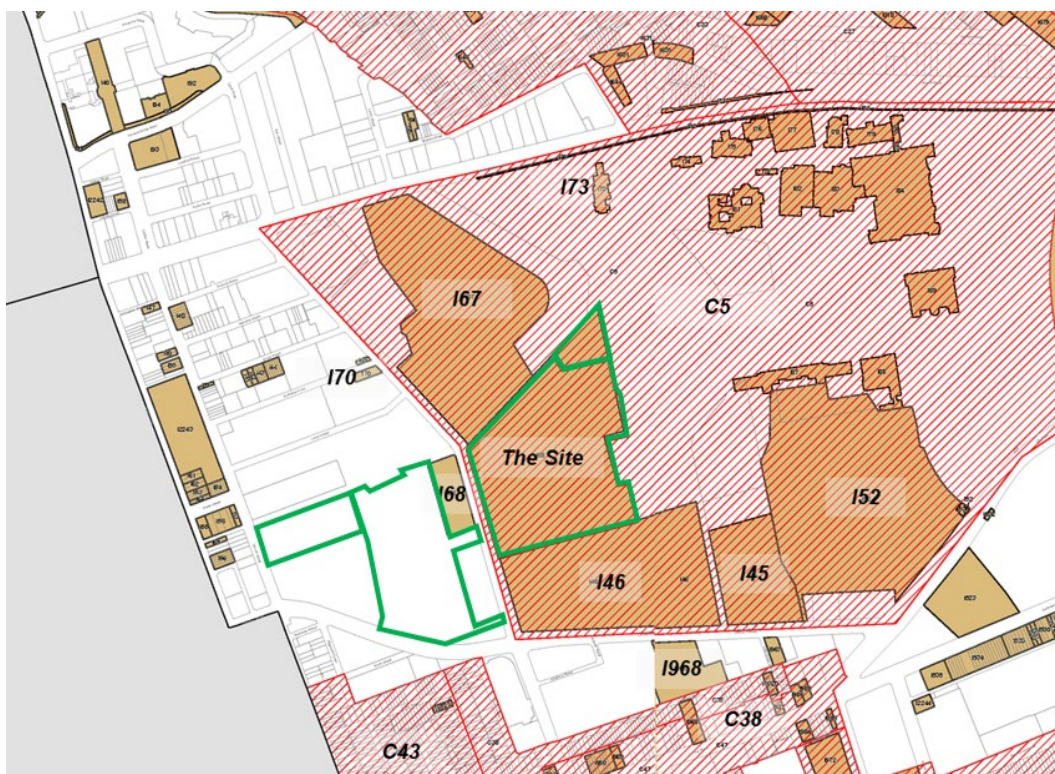


Figure 3 Excerpt of the SLEP 2012 Heritage Map
 Source: Sydney Local Environmental Plan 2012 with Architectus edits
 Note: site area is outlined in green

Project Description

The Applicant, Health Infrastructure (HI) is seeking approval for development for the purposes of a health services facility, specifically for a hospital.

Development consent is sought for:

- Alterations and additions to the RPA Hospital East Campus, comprising:
 - Eastern wing: A new fifteen (15) storey building with clinical space for Inpatient Units (IPU's), Medical Imaging, Delivery, Neonatal and Women's Health Services, connecting to the existing hospital building;
 - Eastern extension: A three (3) storey extension to the east of the existing clinical services building to accommodate new operating theatres and associated plant areas;
 - Northern expansion: A two (2) storey vertical expansion over RPA Building 89 accommodating a new Intensive Care Unit and connected with the Eastern Wing;
 - Internal refurbishment: Major internal refurbishment to existing services including Emergency Department and Imaging, circulation and support spaces;
 - Enhanced Northern Entry/ Arrival including improved pedestrian access and public amenity;
 - Demolition of affected buildings, structures and trees;
 - Changes to internal road alignments and paving treatments; and
 - Landscaping works and compensatory tree planting including off-site to University of Sydney land.
- Ancillary works to the RPA Hospital West Campus, comprising:
 - Temporary helicopter landing site above existing multi storey carpark;
 - Reconfiguration of a gas compound for an additional bulk storage tank; and

- Re-routing of existing services.

Refer to the Site Layout Plan prepared by Bates Smart Architects at **Figure 4**.

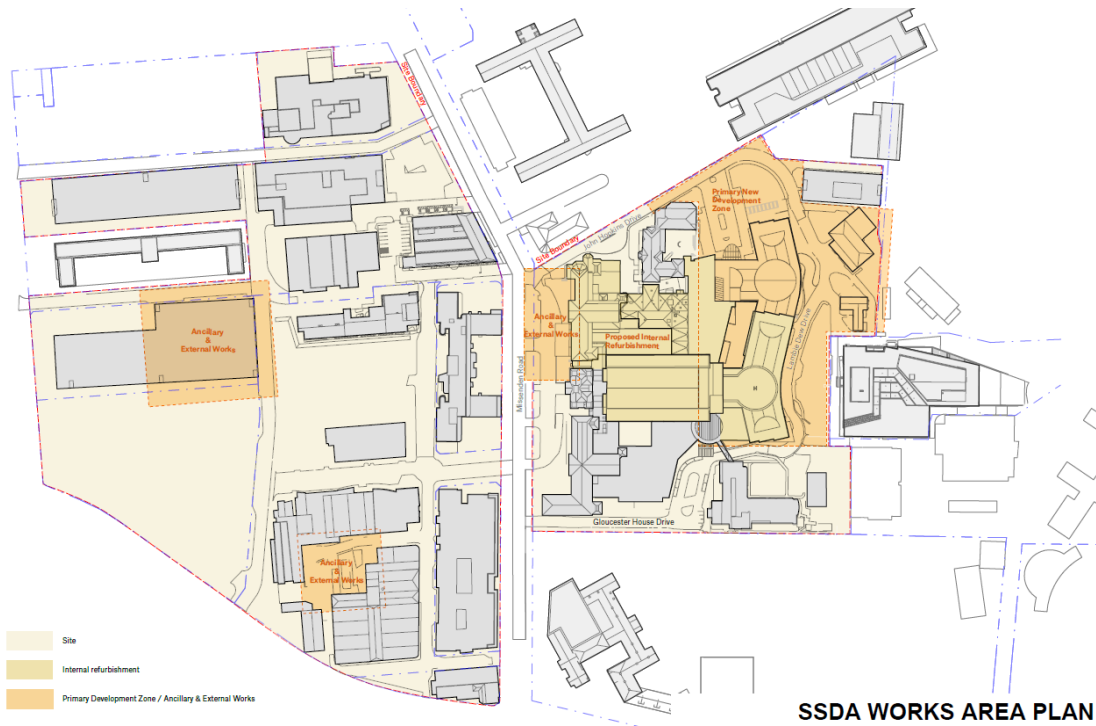


Figure 4 Site Layout Plan showing the Proposed Development Zones
 Source: Bates Smart

Consultation

In planning for the redevelopment of RPA Hospital, key stakeholders have been engaged since March 2021. A broad range of stakeholders have been engaged including:

- The health community, including health consumers, patients, carers, clinicians and staff;
- Immediate neighbours, including the University of Sydney, St John's College and St Andrew's College;
- City of Sydney Council;
- Inner West Council;
- Utility providers, including Water NSW, Sydney Water and Ausgrid;
- The Metro Local Aboriginal Land Council;
- NSW Ambulance; and
- NSW Government agencies including:
 - Transport for NSW;
 - Water NSW;
 - DPE Natural Resources Access Regulator (NRAR);
 - NSW Environmental Protection Authority (EPA);
 - Fire and Rescue NSW;
 - Ministry of Health;
 - NSW Treasury;
 - Heritage NSW;
 - Greater Cities Commission; and
 - Design Integrity Panel (established as part of the Competitive Design process).

Health Infrastructure will consult further with the parties listed above, and others, prior to lodgement of the EIS.

Request for SEARs

On the basis that the project does not fall into any of the categories that would disqualify it for industry-specific SEARs (i.e., it is not Designated Development, a concept proposal, nor is it partially or wholly prohibited), it is requested that industry-specific SEARs be provided for the proposed redevelopment.

I trust the above is sufficient to grant the requested SEARs. Please do not hesitate to contact the undersigned on (02) 8252 8400 or jane.fielding@architectus.com.au.

Regards,



Jane Fielding
Senior Associate, Planning