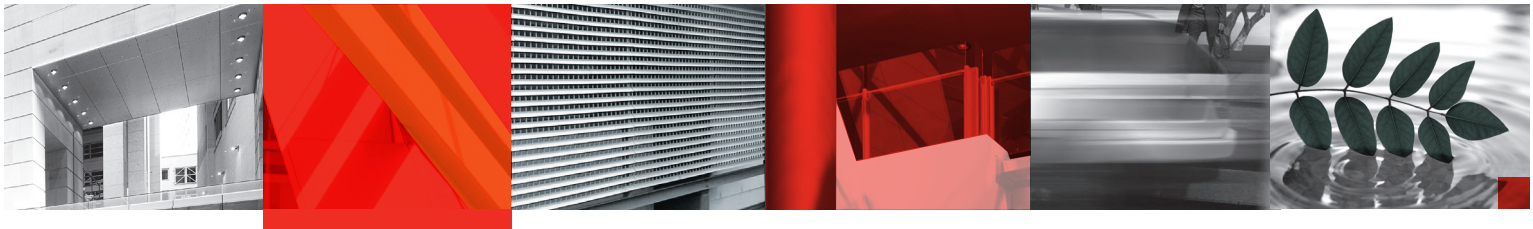


Prince of Wales Hospital State Significant Development Environmental Impact Statement



Avoca and High Streets, Randwick

Stage 1 Development of the Comprehensive Cancer Care and Blood Disorder Centre

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



April 2012 ■ 11422

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This report has been prepared by: Kate Raine



Date 04/04/12

This report has been reviewed by: Oliver Klein



Date 04/04/12

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A	Director-General Requirements <i>Department of Planning & Infrastructure</i>
B	Architectural Plans and Design Statement <i>Rice Daubney</i>
C	Capital Investment Value Summary Statement for Stage 1 works <i>MBM Quantity Surveyors</i>

Contents

D	Site Survey Plan	<i>Denny Linker & Co</i>
E	Phase 1 Contamination Report	<i>Douglas Partners</i>
F	Arborist Report	<i>Moore Tree Consulting</i>
G	Preliminary Hazardous Assessment Report	<i>SKM</i>
H	Heritage Impact Statement	<i>Worley Parsons</i>
I	Noise and Vibration Assessment Report	<i>Acoustic Logic</i>
J	Traffic Assessment Report	<i>Aurecon</i>
K	European Archaeological Assessment	<i>Casey & Lowe</i>
L	Preliminary Aboriginal Archaeological Assessment	<i>Mary Dallas Consulting Archaeologist</i>
M	Radiation Shielding Assessment	<i>Radiation Service Group</i>
N	Outdoor Lighting Statement	<i>Norman Disney & Young</i>
O	Preliminary Building Code of Australia Report	<i>McKenzie Group Consulting</i>
P	Fire Engineering Brief	<i>Norman Disney & Young</i>
Q	Infrastructure and Utilities: Electrical and Telecommunication Statement	<i>Norman Disney & Young</i>
R	Infrastructure and Utilities: Natural Gas Statement	<i>Norman Disney & Young</i>
S	Infrastructure and Utilities: Water and Sewer Statement	<i>SPP Group</i>
T	Structural Engineering Report	<i>SKM</i>

Statement of Validity

Environmental Impact Statement prepared by

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In respect of	State Significant Development Application for a Hospital Building

Master Plan

Applicant name	NSW Health Infrastructure
Applicant address	Level 8, 77 Pacific Highway, North Sydney
Land to be developed	Avoca and High Streets, Randwick, Prince of Wales Hospital
Proposed development	Stage 1 Development of the Comprehensive Cancer Care and Blood Disorder Centre

Environmental Impact Statement

An Environmental Impact Statement (EIS) is attached.

Certificate
I certify that I have prepared the content of this EIS and to the best of my knowledge:

- It is in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* and Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature



Name

Oliver Klein

Date

4 April 2012

Executive Summary

Purpose of this report

This Environmental Impact Statement (EIS) in relation to development at the Prince of Wales Hospital (POWH) at Randwick is submitted to the Minister for Planning and Infrastructure for a State Significant Development Development Application pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and *State Environmental Planning Policy State and Regional Development 2011* (SEPP SRD). The proponent is NSW Health Infrastructure.

This submission to the Department of Planning and Infrastructure comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the EP&A Act. It relates to the development of a new nine-level (8-storey) Comprehensive Cancer Care and Blood Disorder Centre (CCCBDC). The project has been separated into two stages, which include:

- Stage 1 – excavation and construction of new bunkers and an underground tunnel corridor connecting to the existing Radiotherapy and Oncology Building and an open fire stair at the north eastern corner of the site; and
- Stage 2 – the demolition of the existing Building 3 and the construction of the remainder of the building.

This EIS relates to the Stage 1 works and its relationship with the Stage 2 indicative envelope only. The proposed development works have a total Capital Investment Value (CIV) of approximately \$47million and is therefore classified as State Significant Development (SSD) pursuant to Schedule 1 of the SEPP SRD. A Summary CIV statement (refer to **Appendix C**) outlines the Stage 1 works will be in order of \$19,901,906.

A request for the issue of the Director-General's Environmental Assessment Requirements (DGRs) for Stage 1 and Stage 2, was sought on the 21 February 2012. Accordingly, the Director General's Requirements were provided to Health Infrastructure on the 23 February 2012.

Project Outline

The development involves the construction of a new Comprehensive Cancer Care and Blood Disorder Centre (CCCBDC) incorporating nine levels. The construction of the building has been divided into 2 Stages to enable development, excavation works and decanting of the existing services before the completion.

This EIS addresses the requirements for the Stage 1 works, which includes the following:

- Bulk excavation;
- New treatment area at Level 1 (underground);
- Demolition of an existing at-grade car park area and the installation of 4 Radiotherapy Bunkers;
- Construction of a staff access tunnel to connect the new treatment area to the existing Building 3 (Radiotherapy Department) lift and hospital; and
- An open fire stair at the north east corner of the site.

The Stage 1 works will be constructed in the north-east quadrant of the POWH site, on an existing car park and forecourt area to the east of Building 3, between the Superintendent's Cottage and the Edmund Blacket Building (refer to **Figure 1**).

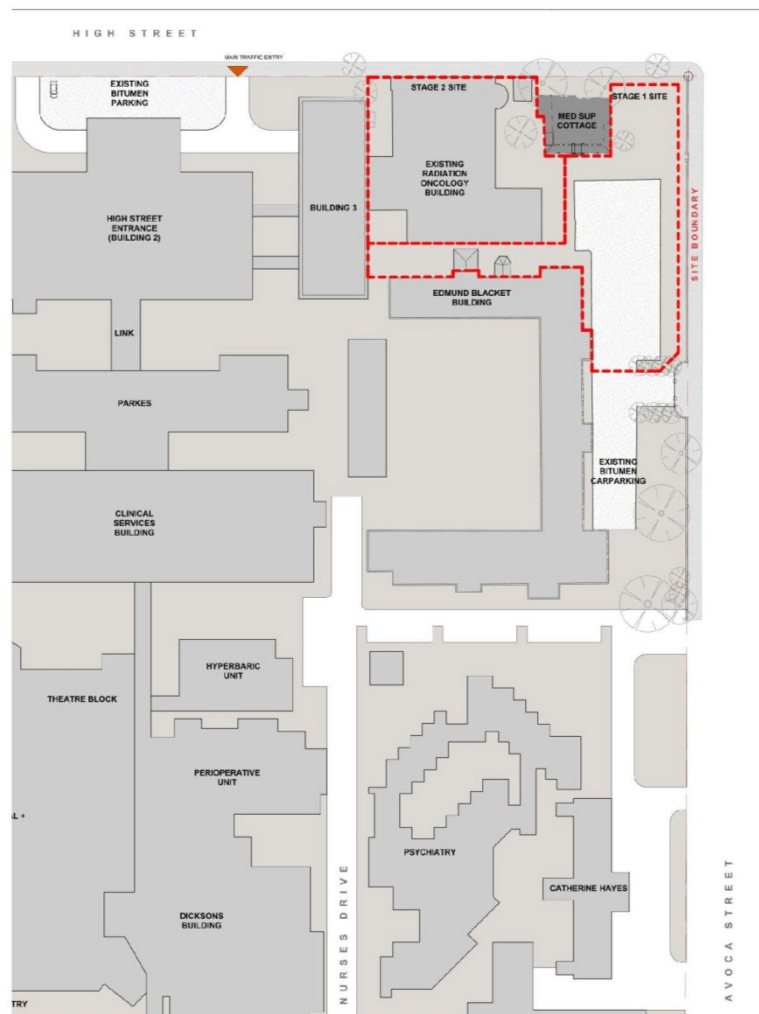


Figure 1 – Development Location

Once the Stage 1 works are completed and commissioned, the existing Radiation and Oncology Department can be decommissioned and demolished to allow the construction of the remainder of the CCCBDC, as detailed under the Stage 2 works. The proposed works are like-for-like, there will be no additional radiation bunkers proposed for the POWH Campus. A conceptual representation of the overall Stage 2 works has been provided at **Appendix B**. The drawings indicate the overall layout, height and shape of the future building as an indicative envelope. Further detail on the design and the operation of the CCCBDC is subject to a separate Stage 2 EIS assessment.

The Site

The POWH Campus is bounded by Avoca Street to the east, High Street to the north, Barker Street to the south and Hospital Road to the west. The Campus is located in the northern part of the Randwick Local Government Area (LGA).

The development site is located within the north-east quadrant of the hospital Campus. The development site is bounded by Avoca and High Streets, located to the east and north of the development site, respectively.

The land is part of one large lot with an overall area of 14 hectares and is owned by NSW Department of Health and is legally described as Lot 1 in DP 870729.

Planning Context

Section 6.0 of this EIS considers all applicable legislation in detail. The proposal complies with all relevant current planning controls.

The site is currently zoned 5 Special Uses Zone under Randwick Local Environmental Plan 1998. The proposal is permissible with consent and meets the objectives of the subject zone.

Environmental Impacts

This EIS provides an assessment of the environmental impacts of the project in accordance with the Director-General's Environmental Assessment Requirements and sets out the undertakings made by NSW Health Infrastructure to manage and minimise potential impacts arising from the development.

Conclusion

The proposal provides a significant extension and critical upgrading of key hospital services for the POWH. The potential impacts of the development are able to be managed through proposed mitigation measures outlined in Section 8.0. Given the planning merits of the proposal, the proposed development warrants approval by the Minister for Planning and Infrastructure.

1.0 Introduction

1.1 Background

The Prince of Wales Hospital (POWH) Campus is a tertiary referral teaching hospital that receives a high percentage of complex patients requiring specialised services for cancer through a referral pattern endorsed by NSW Health state-wide planning. This is in addition to the cancer services that are required by patients drawn from within the Northern Hospitals Network (NHN) of the South East Sydney Local Health District (SESLHD), which represents the primary catchment. The SESLHD also provides selected services on a state-wide level including Cancer Genetic Services.

The existing services on the hospital site are hampered by physical infrastructure as developed over time. Services are currently located in more than eight separate locations across the hospital Campus in buildings dating in age from 1950 to 1970s.

To sustain the level of demand and the contemporary requirements treatment of cancer patients and blood disorders, the POWH needs to expand, restructure and reorganise its services into a Comprehensive Cancer Care and Blood Disorder Centre (CCCBDC).

1.2 Overview of the Proposal

The proposed development involves the Stage 1 works for the CCCBDC. The proposed works are as follows:

- Bulk excavation;
- Provision of a new treatment area at Level 1 (underground);
- Installation of 4 Radiotherapy Bunkers;
- Construction of a Staff access tunnel to connect the new treatment area to the existing Building 3 lift and hospital; and
- An open fire stair at the north east corner of the site.

Once the above works are completed and commissioned, the existing facility can be decommissioned and demolished to allow the commencement of the Stage 2 works which will complete the construction of the new nine-level CCCBDC. The Stage 1 works will not provide additional radiation bunkers to the existing facility, it will in turn provide a like-for-like arrangement to what is existing once the Stage 2 works are completed.

The CCCBDC is intended to provide the highest acuity of cancer treatment and blood disorder care that will address the increasing demands of the locality and region. The Centre will support the evolving models of care including delivering additional services through ambulatory care and an increase in the proportion of in-home services.

The various services the new Centre will provide are as follows:

- Adolescent and Young Adult Services;
- Allied Health Services;
- Breast Cancer Care Services;
- Cancer Genetic Services (Statewide);
- Cancer Outreach Team;
- Clinical Trials;

- Diagnostic and interventional imaging provided by medical imaging and nuclear medicine services on site;
- Gynaecological and Medical Oncology Services;
- Haematology blood disorders;
- Inpatient services;
- Palliative Care Services;
- Pathology Services; and
- Radiation, surgical cancer and Thalassemia services.

Plans of the new building as an indicative envelope are provided at **Appendix B**. The detailed design of the Stage 2 works are subject to a separate State Significant Development Application assessment.

1.3 Analysis of Alternative Sites

The location of the site and siting of the development was chosen for the following key reasons:

- physical site characteristics;
- function and operation of existing and proposed cancer treatment;
- proximity and potential impact of heritage items and Heritage Conservation Areas and opportunities as envisaged under the site's Conservation Management Plan;
- the site capability and capacity for the development;
- taking advantage of decanting and staging development to continue the function of the Radiotherapy and Oncology Department and the co-location of the uses; and
- the Hospital Masterplan.

As aforementioned, the POWH has significant current service fragmentation which impedes the hospital services to the public. In essence, the proposed building has been identified in this location as the existing Radiotherapy and Oncology Building will be able to maintain operation whilst the new bunkers are being constructed to a nearby location. Both buildings will be connected with an underground tunnel to maintain services with minimal interruption to the hospital. Once the new bunkers are operating, the existing bunkers can be decommissioned and the new CCCBDC can commence construction (via Stage 2).

The POWH has a Campus-wide Masterplan which establishes a framework for optimising the location of hospital activities. The site is located within the Heritage Precinct of the Masterplan, as there are several Heritage-listed items and buildings within the north-east Precinct. The Masterplan seeks to maintain the heritage significance of these items, whilst emphasising new public pedestrian connections and improve access to the Campus from Randwick Town Centre. The proposal responds to the Masterplan principles.

Accordingly, the location of the CCCBDC is considered appropriate for the following reasons:

- The development will increase and improve access to the Campus, providing appropriate treatment options and self-sufficiency for tertiary-level cancer services;
- The development has been appropriately staged which will provide minimal interruption to the operation of the existing Department;

- The development will relocate services from multiple sites across the whole Campus to the one location;
- It will improve the use of existing resources on the Hospital site;
- It satisfies the preference of the internal and external user groups of the POWH Campus;
- It safeguards and enhances where possible the surrounding heritage buildings and items, as well as the Conservation Area; and
- The area and shape of the site allows for the provision of a new hospital building that meets the design requirements of a cancer and blood disorder treatment centre, whilst not resulting in any significant adverse impacts on surrounding buildings or the surrounding heritage items.

1.4 Objectives of the Proposal

The overarching objective of the proposal will be to deliver a high quality state-of-the-art facility that will respond to the needs of a modern day cancer service. The new building (separated into two Stages) will sustain the level of demand and the contemporary requirements of cancer patients and blood disorders. The project will facilitate the expansion of the hospital and the need to restructure and reorganise the cancer services into a focal point on the hospital site. In addition, the project is driven by the following principles:

- to provide excellence in clinical care;
- to provide excellence in patient focussed service;
- the provision of equity of access; and
- to provide leadership in Cancer and Blood Disorder research for the State.

The development is considered to have State significance and will contribute to significant health and social benefit to the locality, region and the State. It is anticipated to provide significant benefits to the local community through:

- Increased range and level of Cancer Care and Blood Disorder health services in the locality;
- Improved access to healthcare services;
- Improved healthcare and quality of life outcomes; and
- Increased employment, education and training opportunities.

1.5 Approval Process

Under the *State Environmental Planning Policy State and Regional Development 2011* (SEPP SRD), a project will be a State Significant Development (SSD) if it falls into one of the classes of development listed in Schedule 1 of in SEPP SRD. 'Hospitals, medical centres and health research facilities' with a capital investment value (CIV) of \$30 million or more are identified as SSD under SEPP SRD, and is considered to be development of State Significance.

The CCCBDC project has a total CIV of approximately \$47million, and therefore satisfies the requirements to qualify as a SSD. It is considered to have significance and will contribute significant social benefit to the locality, region and the State.

The SSD application will be assessed under the relevant provisions under Part 4 of the EP&A Act. However, in accordance with the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulations), the requirements of Development Control Plans (DCPs) will not apply.

A copy of the Director-General's Environmental Assessment requirements and is included in **Appendix A**.

2.0 Site Analysis

2.1 Site Location and Context

The POWH Campus is located in Randwick, south-east of Sydney's Central Business District (CBD) and within Randwick Local Government Area (LGA). The campus includes the Royal Hospital for Women, the Sydney's Children's Hospital and the Prince of Wales Private Hospital. The Hospital Campus is approximately 14 hectares in area and is bounded by High Street to the north, Avoca Street to the east, Barker Street to the south and Hospital Road to the west (refer to **Figure 2**).

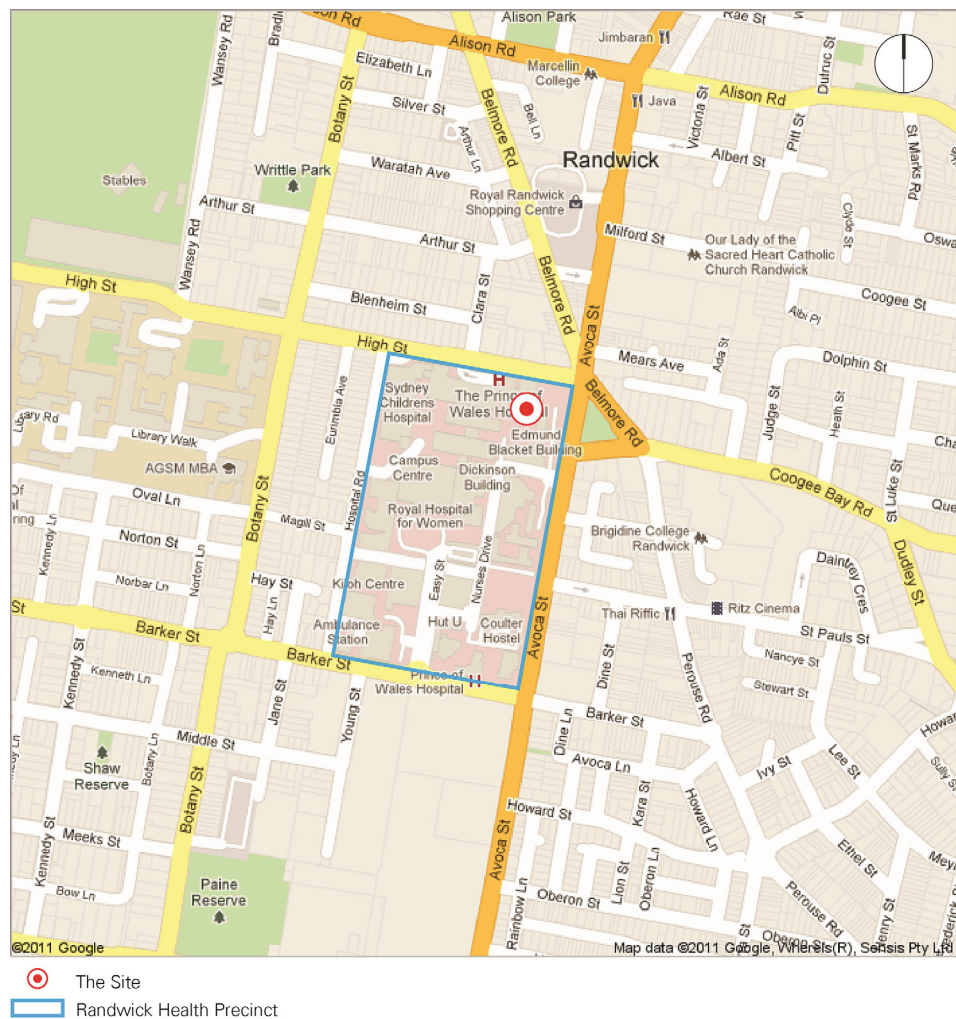


Figure 2 – Location plan

2.2 Site Description

The works will be located in the north-eastern quadrant of the POWH Campus in the vicinity of the junction of High and Avoca Streets. The proposed works are located on and under an existing forecourt and at-grade car park (refer to **Figure 3**) to the east of remaining wing of the Institute of Oncology building (refer to **Figure 4**), to the north of the two-storey heritage-listed Edmund Blacket Building (refer to **Figure 5**), and to the south of the two-storey heritage-listed Superintendent's Cottage (refer to **Figure 6**), all located within the High Cross Heritage Conservation Area, as identified by Randwick LEP 1998. The development site nominated for the Stage 1 works is shown in **Figure 7**.



Figure 3 – Existing forecourt area and staff car park, Edmund Blacket Building to the left, Superintendent's Cottage behind the car park.



Figure 4 – Existing Building 3, Edmund Blacket building edge to the left



Figure 5 – Edmund Blacket building



Figure 6 – Superintendent's Cottage

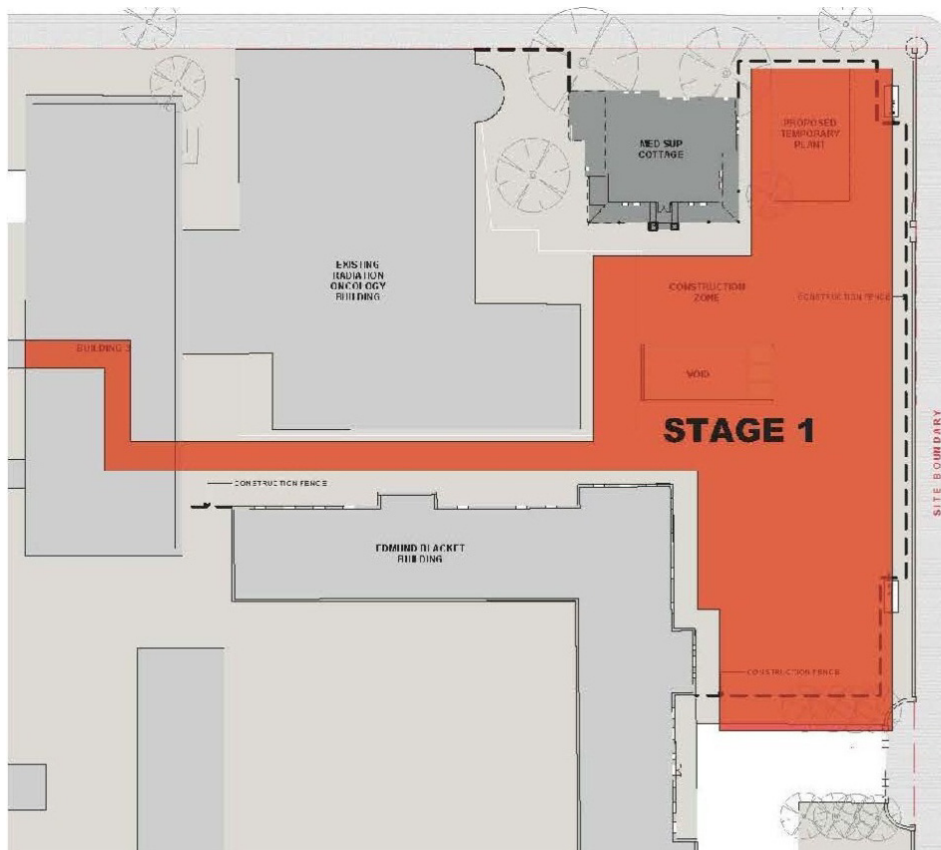


Figure 7 – Site location of Stage 1 works

Source: Rice Daubney

Existing Development

The site is currently occupied by the Radiotherapy and Oncology Department (Building 3), levelled grassed areas, car parking and courtyard areas.

Topography

The site sits at a natural high point within the Campus and has a gentle fall of 2 – 3 metres away from High and Avoca Street corners towards the south-west.

Vegetation

The site has minimal vegetation cover and is a largely modified environment with tree plantings. The development site incorporates a group of approximately 20 planted trees, none of which are remnant vegetation.

European Heritage

The development site is located within the High Cross Heritage Conservation Area and is located what is known as the 'Heritage Precinct' in the Hospital Masterplan.

The development site is in proximity to four heritage listed items identified under Randwick LEP 1998. These items include:

- Edmund Blacket Building;
- Superintendent's Residence (or Cottage);
- Catherine Hayes Hospital; and
- Prince of Wales Hospital Gate and Fence.

These items are shown on **Figure 8**.

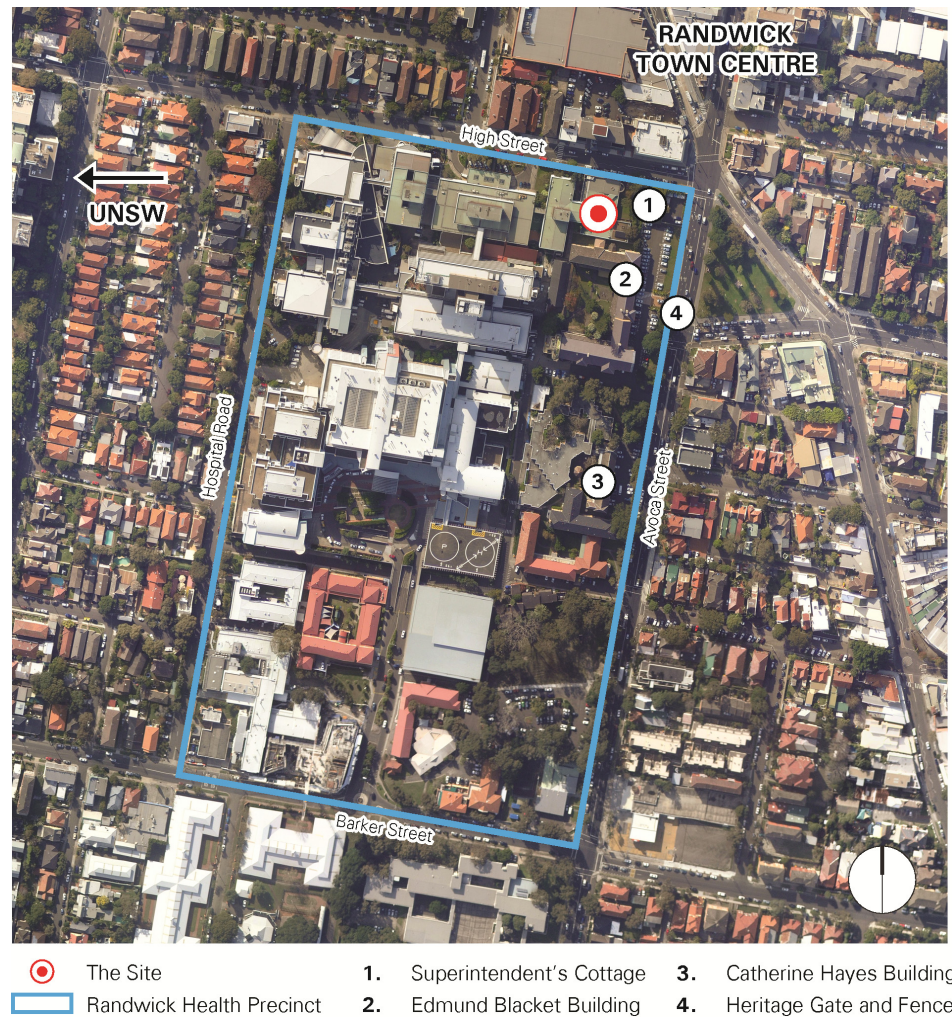


Figure 8 – Heritage Items in proximity to the site

The Superintendent's Cottage and Edmund Blacket Building are both listed on the Department of Health's s170 register. The listing on the register requires the needs for NSW Health to manage the heritage significance of these items into the future.

Aboriginal Heritage

The POWH Campus falls within the boundaries of the La Perouse Local Aboriginal Land Council and has traditional and historical associations to the Dharawal people and the wider La Perouse community. The site is situated within a broader sand dune system that extends over much of eastern Sydney.

Vehicular and Pedestrian Access

The following access arrangements are provided via Avoca Street:

- Vehicular and pedestrian access at Gate No 6 – this gate provides access for staff and the vehicles operated by the POWH. A concrete central median is provided on Avoca Street to restrict left in / left out movements to / from Avoca Street at this Gate. The hard stand car park is subject of the Stage 1 Development site and is accessed via this Gate. This car park caters for 59 spaces.

- Pedestrian access – a total of 7 pedestrian accesses are provided along Avoca Street including a pedestrian access (Heritage Gate access) which is located north of Cuthill Road’s intersection with Avoca Street.

The following access arrangements are provided via High Street:

- Vehicular and pedestrian access at Gate No 5 – This Gate provides access to emergency vehicles and other vehicles.
- Vehicular access at Gate No 4.

Soil and Geotechnical Conditions

The site is underlain by Hawkesbury Sandstone of Triassic age. The formation of the sandstone is typically comprised of medium to coarse grained quartz sandstone with minor shale bands or lenses.

The site is not affected by Acid Sulphate Soils (AAS) as no known occurrences occur on the site based on the NSW Acid Sulphate Soils (ASS) risk mapping (sourced from the Department of Environment, Climate Change and Water ASS mapping, 1994 – 1998).

Utilities and Infrastructure

The site is currently serviced with water, sewer, tele-communications infrastructure, gas and electrical services.

2.3 Land Ownership and Zoning

The site for the proposed development is shown in the site survey plan at **Appendix D**. The land is owned by NSW Department of Health and is legally described as Lot 1 in DP 870729.

The site is zoned 5 Special Uses under the Randwick Local Environmental Plan 1998. Hospital development is permissible with consent in this zone.

2.4 Surrounding Development

The immediate environs are largely occupied by medical and educational institutions and associated uses to the north, west and south. The area is known as the ‘Randwick Health Hub’ or ‘Randwick Health Precinct’.

Within wider locality to the north of the POWH Campus and on the northern side of High Street is the Randwick Town Centre which includes the Royal Randwick Shopping Centre (refer to **Figures 9 and 10**). Directly to the north of the site on the northern side of High Street is a two storey commercial building with ground floor retail uses and an adjoining eight storey office building (refer to **Figure 11 and 12**). To the east of the development site and on the other side of Avoca Street, is heritage-listed High Cross Park and single and small multi-unit dwellings (refer to **Figure 13**). Randwick Lodge (a State-listed heritage item) is located diagonally across from the development site, at the junction of Avoca Street and Belmore Road (refer to **Figure 9**). Dwelling houses and the University of New South Wales are located west of the Campus along High Street.