

9 January 2020

The Secretary
Department of Planning, Industry and Environment
320 Pitt Street
SYDNEY NSW 2000

Attn: David Gibson, Team Leader

Dear David

Section 4.55(1A) Modification to SSD 9113 – Prince of Wales Hospital Expansion Acute Services Building

On 27 February 2019, the Minister's delegate approved the above project which included construction and operation of the Prince of Wales Redevelopment involving the construction of a 13 storey Acute Services Building and associated works.

This section 4.55(1A) seeks to modify Development Consent SSD 9113 as follows:

- Update administrative conditions in relation to staging of the development satisfying conditions;
- Amending condition B63 in relation to the timing and location of the End of Trip Facilities; and
- Amending condition C28 reflecting the correct authority for seepage and stormwater.

1. A12-A14 Staging, Combining and Updating Strategies, Plans or Programs

SSD 9113, Schedule 2 Part A Administrative Conditions A12 to A14 of the consent relate to staging of strategies, plans and strategies but does not enable staged construction and satisfaction of condition.

The initial Pre-Construction Compliance Report and Independent Audit report identified the following non-compliance with the administrative conditions. These reports identified that B4, B19, B20, B28, B30, B55 required a modification application to allow the notice of consent to recognise standard stages of construction as is typical of large infrastructure projects.

An indicative programme for the staged satisfaction of conditions was set out in the compliance report submitted to the Department of Planning, Industry and Environment, as follows:

- **Stage 1 (May 2019)**
 - Piling
 - Bulk excavation
 - OSD within ED Drop off
- **Stage 2**
 - L01 Slab and below (structure)
 - Trenching
 - In ground services

- Pile caps
- Lift pits
- Stormwater main works
- Cores / jumpform
- **Stage 3**
 - Structure
 - Partial Services (up to Level 3)
 - Partial Fit out (up to Level 3)
- **Stage 4**
 - Façade
 - Fit out (Levels 4 – 11)
 - Services (Levels 4- 11)
 - Civil external works
 - Landscaping.
 - End of Trip facilities (N.B see below)

It is requested that the following additional conditions are included in Schedule 2 Part A Administrative Conditions, to remedy this situation (subject to correct numbering):

AX. The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the information of the Planning Secretary.

AX. A Staging Report prepared in accordance with condition AX must:

(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;

(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);

(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and

(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.

AX. Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.

This modification will allow the consent to be managed in accordance with the relevant part of the construction process and ensure that all conditions of consent can be complied with at the correct time.

2. B63. Bicycle and End-of-Trip Facilities

The following Condition of Consent B63 requires the Project to provide bicycle and end-of-trip facilities in accordance with the following:

Bicycle and End-of-Trip Facilities

B63. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground construction work:

- a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces:*

- b) *the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3: 2015 Parking facilities – Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;*
- c) *the provision of end-of-trip facilities for staff in accordance with the requirements contained in the current, relevant version of Green Star;*
- d) *appropriate pedestrian and cyclist advisory signs are to be provided; and*
- (e) *all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.*

Condition B63 forms part of multiple transport and access conditions of consent as per the summary provided below:

- B63 Bicycle and End-of-Trip Facilities
- D9, D10, D11 Travel Demand Management Strategy and Green Travel Plan
- D14, D15, D16 Car Parking
- D20 Shared Path
- D36, D37 Signage

The Project has engaged a traffic and transport consultant to develop a transport strategy and plan to satisfy the requirements above and set out the longer-term objectives for the Randwick Health Campus (RHC). Through design development and consultation with the RHC partners, the Project has identified that locating the end-of-trip facilities within the ASB building itself does not align with the longer-term transport strategy for the overall Campus.

In order to deliver a future proofed facility, which can accommodate future expansion to provide capacity for the whole campus, it was determined that the end-of-trip facility should be located within the main campus carpark on Hospital Road, adjacent to the ASB site as per **Attachment A**. This location was identified in HI's Letter to DPIE dated 21 December 2018 in response to a Request for Information, and attached to the Randwick Hospital's Campus Green Travel Plan (dated December 2018), which formed part of the approval for SSD 9113.

This location allows for future expansion of the end of trip facilities subject to demand and funding, provides connectivity to the existing RHC and future developments, and will support the travel mode shift sought by the Travel Demand Management Strategy and Green Travel Plan. Consultation with Randwick City Council and the University of NSW, ensures that proposed location will be effectively integrated into the greater Randwick bicycle network, refer **Attachment B**.

It is requested that condition B63 be modified as follows:

B63. Bicycle and End-of-Trip Facilities (Amended)

B63. *Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the **Randwick Health Campus site**, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of **Façade, Fit out, and Landscaping works** ~~above-ground construction work~~:*

- a) *the provision of a minimum 50 staff and 20 visitor bicycle parking spaces:*
- b) *the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3: 2015 Parking facilities – Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;*
- c) *the provision of end-of-trip facilities for staff in accordance with the requirements contained in the current, relevant version of Green Star;*
- d) *appropriate pedestrian and cyclist advisory signs are to be provided; and*
- e) *all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.*

(Red added to identify change)

3. C28. Disposal of Seepage and Stormwater

HI requests that condition C28 be amended to reflect the correct authority for the disposal of seepage and stormwater as follows:

- *Schedule 2, Conditions of Approval - Part C During Construction, Condition C27:*

Current Condition – C28 Disposal of Seepage and Stormwater	Proposed Modification – C28 Disposal of Seepage and Stormwater
Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant authority EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .

The EPA has communicated with the project team that it is the Local Council's responsibility for the disposal of seepage of stormwater. The proposed condition reflects this change.

Substantially the Same

The proposed modifications will have no additional minimal environmental impact and the proposed development will remain “substantially the same” development for which SSD Consent No 9113 was granted. No key elements of the approved development will be altered from the proposed conditions.

On this basis, HI looks forward to the Department's consideration and determination of this application. If you have any questions or wish to discuss any element of the Application, please contact Claire Muir on 0403 754 736.

Yours sincerely



Rachel Mitchell
AI Manager, Planning