



BURNS BRIDGE

*Business Infrastructure
Solutions*

17 July 2006

Mr Gordon Kirkby
Director Strategic Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Mr Kirkby

**RESEARCH & EDUCATION BUILDING
CNR RESERVE ROAD & WESTBOURNE STREET
ROYAL NORTH SHORE HOSPITAL CAMPUS**

The purpose of this letter is to seek, on behalf of NSW Health and the North Sydney Central Coast Area Health Service, the Director General's Requirements in relation to the above project under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act).

The Minister for Planning formed the opinion on 8th March 2006, that the proposed redevelopment of the RNSH site constituted a Major Project under the terms of the State Environmental Planning Policy (Major Projects). A copy of this opinion is attached as **Appendix 1**.

Purpose of the Proposal

The redevelopment of the hospital campus has been considered over a period of years and is the subject of a draft Concept Plan, currently the subject of a formal test of adequacy by your officers.

A staging and decanting strategy has been developed for the campus and this has highlighted the need to firstly develop research facilities and educational facilities as it is necessary to decant staff in premises currently occupying the proposed new hospital site. One of the strategy's objectives is to move or decant expensive services only once. The wet research labs are highly engineered and expensive.

The building will incorporate other research staff currently scattered around the campus and education services including a lecture theatre, library and the training facilities.

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The building is planned to be a staged development with the final configuration having accommodation for 500 research personnel involved in 'wet lab' research, 54 admin staff to support the research activity and 60 educational staff. Its size is sufficient to house those already on campus (around 400) and provide sufficient expansion space for the foreseeable future.

Site

The building will occupy a site at the junction of Reserve Road and Westbourne Street, at the heart of the campus. It is identified as site 8 in the indicative Master Plan and elevations accompanying the draft Concept Plan application (copy attached as **Appendix 2**) and site A in the Staging Plan (**Appendix 3**). The site measures approximately 2,950sq m (excluding roads) and, under the draft Concept Plan, has a built form limit of some 28,200 sq m of GFA.

It was selected for the following reasons:-

- i) it is centrally located to both current and proposed clinical departments with whom the researchers liaise
- ii) its central location enables maximum use by the hospital of the educational facilities and lecture theatre
- iii) it is a prominent location that hopefully, in the future, will attract further research (either private or public) to the campus
- iv) the development of this site causes the least impact upon hospital uses
- v) the site is in a sensible location should the ongoing redevelopment of the hospital campus not proceed.

Research Currently Undertaken

The current areas of research include hypertension and stroke, renal, geriatric pharmacology, cancer, blood, arthritis, human reproductive and perinatal disciplines. It is not proposed that any current areas of research be terminated (though it should be understood that many are subject to ongoing Commonwealth funding) or moved to other locations. This is primarily a decanting and modernisation operation associated with the redevelopment of the hospital precinct.

Additional funds are currently being sought from a variety of sources to expand the existing areas of pain management and neurogenetics, cardiovascular and cancer genetics. It should be emphasised that should this funding occur it will represent an expansion of research specialities already at Royal North Shore and will not detract from research taking place at other NSW hospitals.

Proposed Works

The Initial works involve demolition of existing facilities and excavation of the site.

Facilities to be demolished are:

- Rotary Lodge (Building 4),
- Staff Facilities (Building 5),
- Swimming Pool and Tennis Court.

- The proposed new Research and Education facility will potentially total some 26,834 m² approximately, including the educational and research facilities that are within the proposed construction area of the first phase of the Hospital.

Concept drawings are attached as **Appendix 4**.

We would appreciate early approval for demolition, site preparatory works and excavation.

In respect of the function that the Rotary Lodge temporary accommodation provides the hospital is putting in place a mix of on site (in other accommodation in various campus buildings) and off site (guest house and hotels) accommodation to satisfy the demand. Long term it is intended to bring this function fully back onto the campus, perhaps in conjunction with the proposed nurses accommodation.

Car Parking

It should be noted that it is not proposed to construct basement car parking under this building. As previously stated most of the occupants will be staff already present on the campus and the majority of the space being created is replacing existing accommodation that will be demolished. Those that drive to work presumably already park on site, for the most part parking in the 1,502 space multi storey car park (which has a minimum of 150 vacant spaces on a wet day and 200 on fine days).

These vacant spaces combined with the modal shift that should occur as part of a T Map implementation strategy should be sufficient for any expansion of the research function.

Key Issues

The following are the key issues and impacts potentially arising from the proposal:

Impacts on the operation of the hospital campus during construction

The site currently houses no-patient service facilities and the removal of the buildings and facilities currently occupying the site will not adversely affect the operation of existing health services on the campus.

Pedestrian access will remain to both the north and south of the construction site to facilitate access for both staff and patients to those services closer to Herbert Street. The majority of these services are ambulatory or community health services.

Alternative non capital works approaches are being developed for the existing Rotary Lodge services, relatives accommodation and staff facilities in alignment with current work practices.

Impacts on air quality

During demolition and excavation, site management procedures shall be implemented to limit noise and dust generation.

The design of the new building will be in accordance with current standards such that any emissions will not adversely impact the air quality of the surrounding area.

Impact of visual appearance of building

The proposed research and educational building will be a purpose built facility that will be a quality architectural statement. The urban design and forecourt area shall be developed to provide a new plaza with good northern aspect and connection to all health facilities.

Benefits of the proposal

The benefits of the proposal are as follows:-

- i) it will centralise the research labs currently scattered across the campus, providing 'state of the art facilities' and opportunities to :
 - share expensive research equipment and systems
 - develop a research hub for the northern Sydney area, and
 - facilitate enhanced knowledge transfer amongst the researchers and educational staff.
- ii) Provide improved pedestrian access and permeability for the hospital campus in addition to the new plaza indicated above.

We would welcome the opportunity to discuss with you the Director-General's Requirements as well as any matters and issues to expedite the next stage of this application. Should you have any queries please do not hesitate to contact me on 8220 0805 or 0412 826 200.

Yours sincerely
BURNS BRIDGE SERVICES PTY LTD

Garry Silk

APPENDIX 1 – MINISTER’S OPINION



NSW GOVERNMENT
Department of Planning

**Record of Minister's opinion for the purposes of Clause 6(1) of the
State Environmental Planning Policy (Major Projects) 2005**


I, the Minister for Planning, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 – namely Clause 18 “Hospitals” - 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.

- and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

Schedule

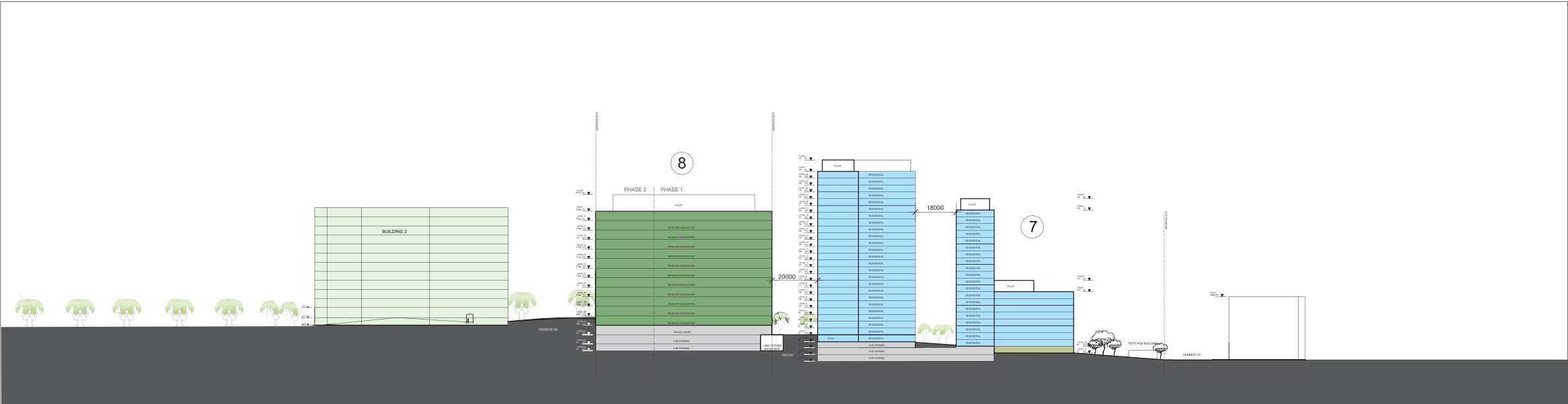
A proposal for the redevelopment of the Royal North Shore Hospital site generally as described in an undated letter (ref H96/34) from the Minister for Health, the Hon. John Hatzistergos, to the Minister for Planning, the Hon. Frank Sartor – as supported by a document titled *Royal North Shore Preliminary Environmental Assessment* prepared for NSW Health by Urbis JHD, Burnsidebridge et al.


Frank Sartor
Minister for Planning

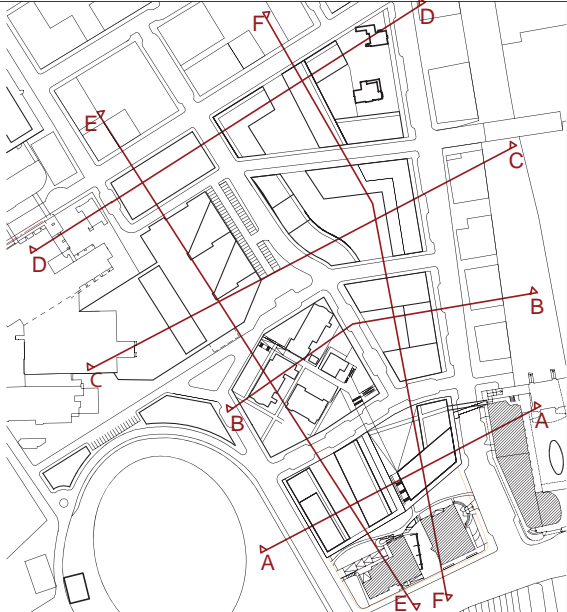
Date: 8 March 06

APPENDIX 2 – MASTERPLAN & ELEVATIONS

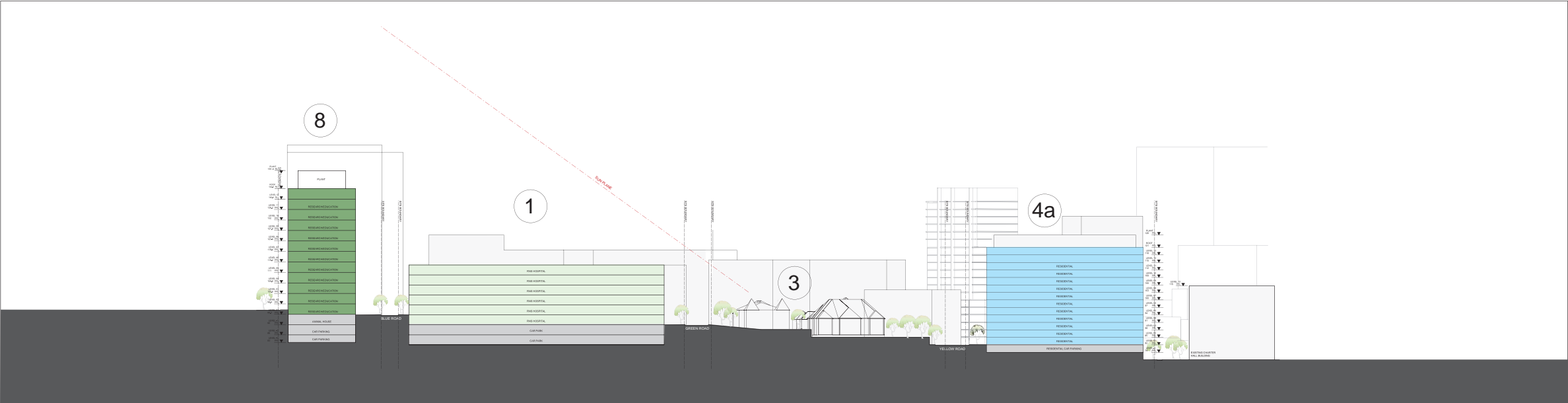




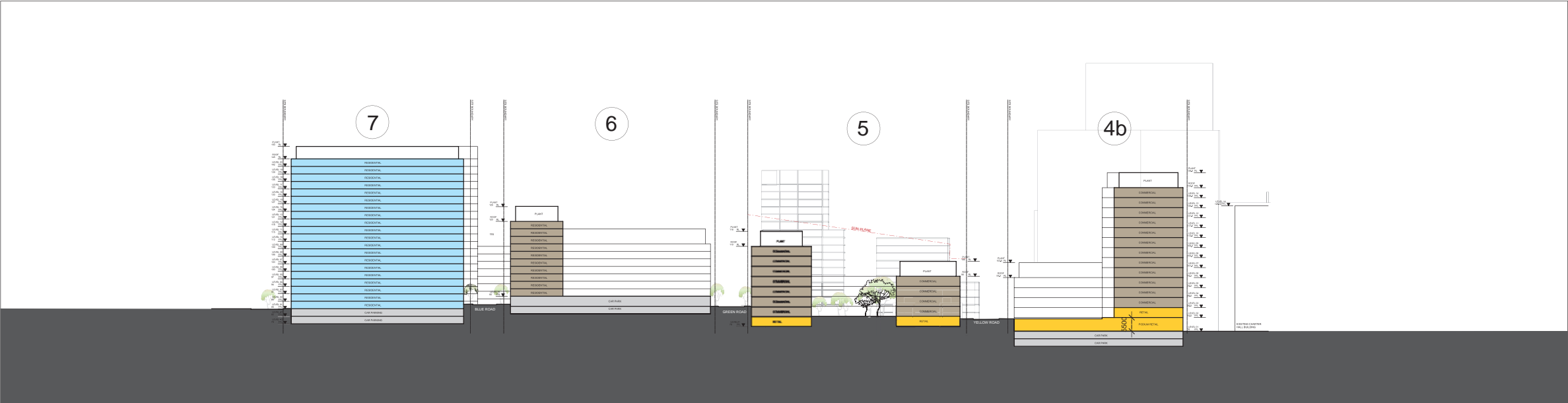
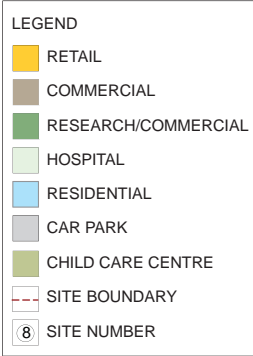
SECTION DD



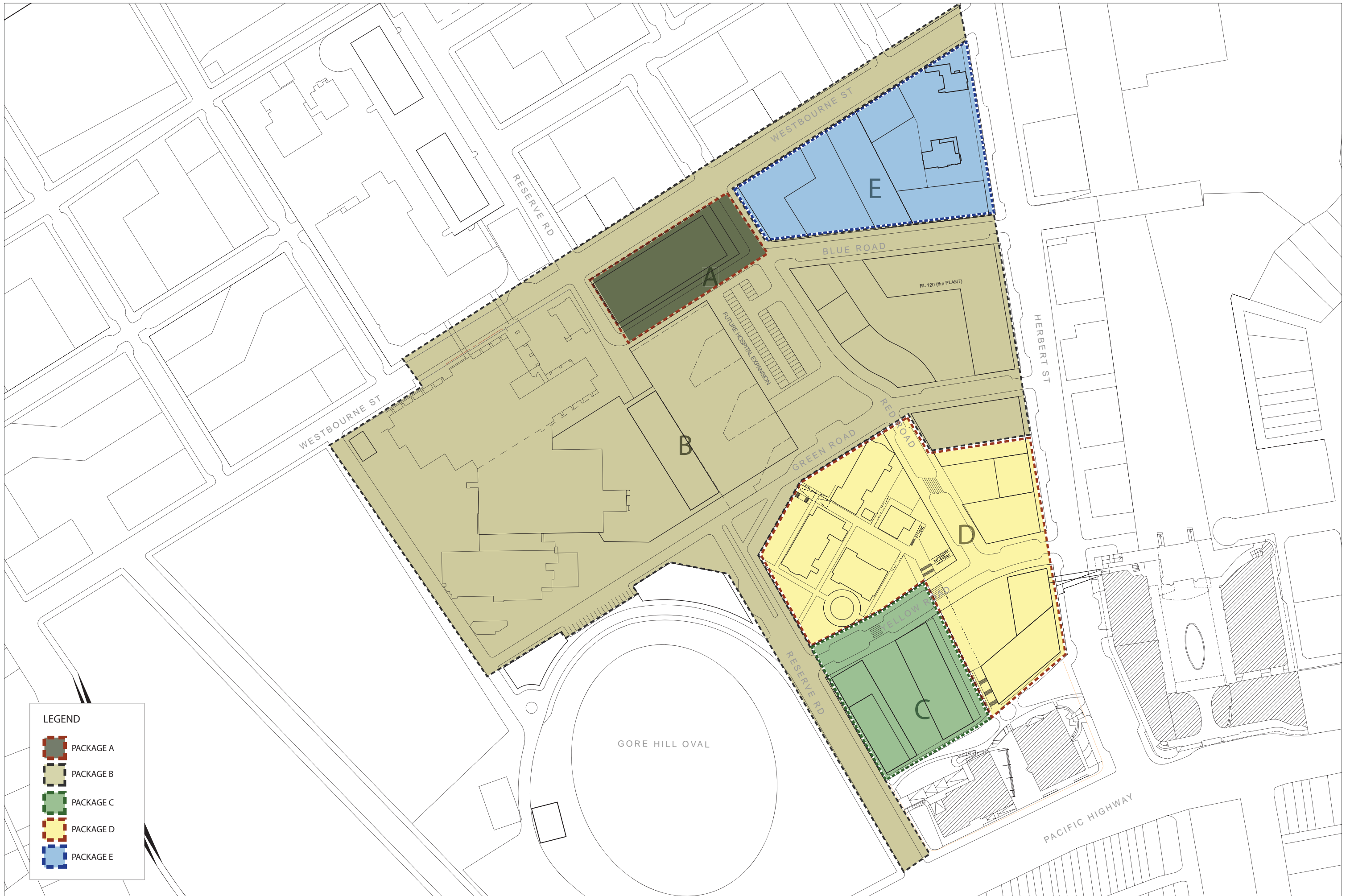
MASTER PLAN - NOT TO SCALE



SECTION EE



SECTION FF



APPENDIX 4 – CONCEPT DRAWINGS

