

ENVIRONMENTAL ASSESSMENT REPORT

Prince of Wales Hospital Neuroscience Research Precinct - Stage 2 MP 08_0153 MOD 1

1. BACKGROUND

This report is an assessment of a request to modify the Prince of Wales Hospital Neuroscience Research Precinct - Stage 2 Project Approval (MP08_0153 MOD 1). The request has been lodged by JBA Planning Consultants, on behalf of Neuroscience Research Australia (the Proponent), pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The request seeks to enclose an outdoor terrace and use it as a multi-purpose space for seminars and functions in the short term until the Stage 2C Auditorium is completed, after which time it will be fitted out for use as office space.

2. SUBJECT SITE

The Neuroscience Research Precinct site is located in the south western corner of the Prince of Wales Hospital campus and is defined by Francis Martin Drive to the North, Barker Street to the south, Easy Street to the east and Hospital Road to the west (**Figure 1**).

The subject site is located within the Randwick local government area.

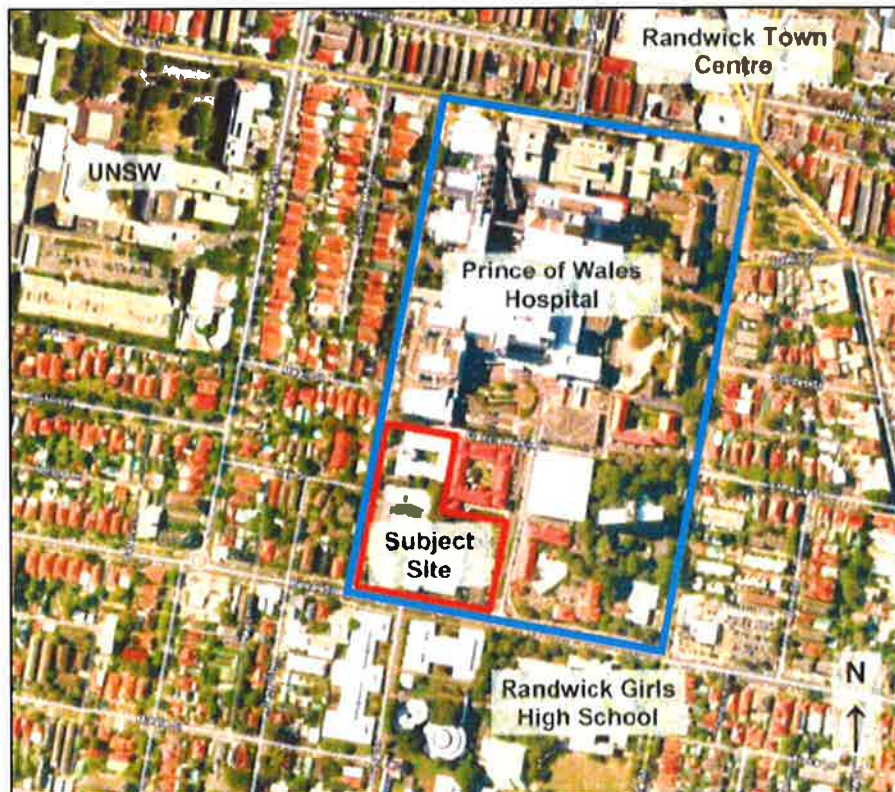


Figure 1: Subject site within the Prince of Wales Hospital campus.

3. APPROVAL HISTORY

3.1 Concept Plan

On 31 January 2010, the Minister for Planning approved a Concept Plan (MP 08_0086) for the Neuroscience Research Precinct, Barker Street Randwick including the following:

- three stages of development;
- construction of a maximum of 61,000m² of medical research gross floor area (GFA);
- maximum height of RL 89.0 metres and maximum of 12 storeys;
- car parking;
- utilities; and
- landscaping.

3.2 Stage 2 Project Approval

The Stage 2 Project Application was considered concurrently with the Concept Plan. On 31 January 2010, the Minister for Planning approved MP 08_1053 for Stage 2 of the Neuroscience Research Precinct at Barker Street, Randwick, including:

- demolition of existing structures;
- excavation;
- construction of a seven storey building comprising 25,470m² of GFA to be delivered in four sub-stages;
- 226 car parking spaces over two levels of basement car park (176) and an at grade car park (50);
- loading facilities; and
- landscaping and associated physical infrastructure works.

There are four sub-stages of Stage 2. This application relates to sub-stage 2A which has been constructed and is occupied.

3.3 Other Applications

A development application for the Stage 1 works was approved by Randwick City Council on 25 September 2007 (development consent DA/468/2007) and included additions to Prince of Wales Medical Institute. The Department notes that Stage 1 was approved prior to the Concept Plan but was later included into the Concept Plan. Stage 1 has been completed.

Stage 3 will be subject to a future Development Application to Randwick City Council.

4. PROPOSED MODIFICATION

On 18 February 2016, the Proponent lodged a section 75W modification application (MP 08_0153 MOD 1) seeking approval for minor design changes to the approved development. The specific modifications are as follows:

- enclose the majority of the terrace on Level 3;
- increase the gross floor area (GFA) by 290m²;
- utilise the enclosed terrace for seminars/education and functions initially; and
- undertake a fitout for the purposes of offices for research and administration once the Auditorium is completed as part of sub-stage 2C.

The Proponent has advised that the modification is sought to provide interim seminar and function space until such time as the Auditorium is completed as part of sub-stage 2C.

An additional architectural drawing (Dwg No. PA-401 Section A-A & B-B Rev 9) has also provided for approval as part of this application to rectify an administrative error whereby the drawing was omitted from the original Instrument of Approval.

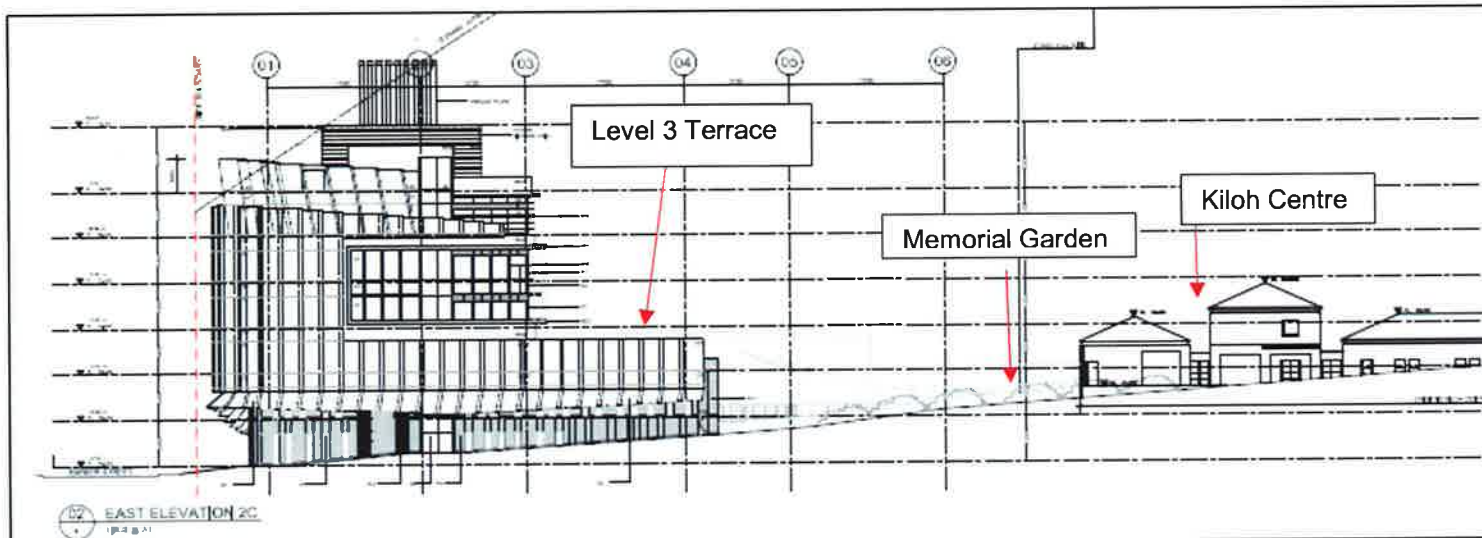


Figure 2 Approved East Elevation Stage 2A & 2C

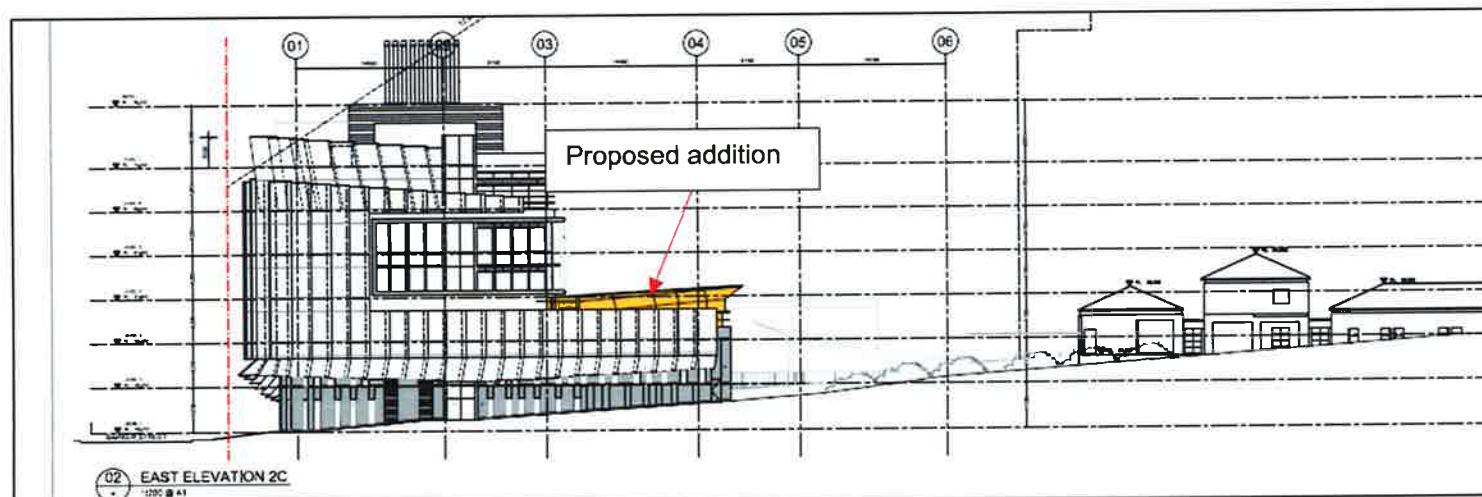


Figure 3 Proposed East Elevation Stage 2A & 2C

5. STATUTORY CONSIDERATION

5.1 Section 75W

The project was originally approved under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Although Part 3A was repealed on 1 October 2011, the project remains a 'transitional Part 3A project' under Schedule 6A of the EP&A Act, and hence any modification to this approval must be made under the former Section 75W of the Act.

The Department is satisfied that the proposed changes are within the scope of section 75W of the EP&A Act, and do not constitute a new application.

5.2 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Acting Director, Modification Assessments may determine application under delegation as:

- Randwick City Council has not made an objection;
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The Department made the modification application publicly available on its website, and consulted with Randwick City Council (Council) about the proposed modification.

Council advised that it did not object to the proposed modification.

No **public** submissions were received.

7. ASSESSMENT

The Department considers the key issue for assessment is the visual impact of the built form. Other issues are considered in **Table 1** below.

7.1 Built Form Visual Impact

The existing terrace is an open area located on Level 3 of the approved building on the eastern frontage of the site adjacent to Easy Street and the Memorial Garden. It is therefore predominantly viewed from within the hospital campus, but also partly visible from Barker Street to the south of the site (**Figures 4 and 5**).



Figure 4 Location of terrace (circled red)



Figure 5 Site as viewed from corner of Barker Street and Easy Street

The proposed terrace enclosure would be a minor visual element in the context of the approved building, noting that:

- it would have a maximum height well below the height of the remainder of the approved building and the approved concept plan envelope for the future Stage 3 building;
- the enclosed element is proposed to be set back between 2500 and 3000mm from the eastern edge of the terrace, behind and detached from the existing 1800mm high glazed façade screen, which would largely obscure views of the enclosure from the east (Easy Street) (as seen in **Figure 3**) and from outside of the hospital campus; and
- the enclosure is proposed to incorporate glazing and a metal grey colourbond material, consistent with palette of existing materials and finishes.

The proposed enclosure will be most visible in the northern elevation (**Figure 6**) which interfaces with the Memorial Garden and future low rise buildings in sub-stage 2B. However, even as viewed from these vantage points, the proposed building element would result in no adverse visual impacts as it remains small in scale when compared to the backdrop of the much larger building, would be lightweight in appearance and would have a sculptural design that complements and makes a positive contribution to the appearance of the building.

The Department therefore considers that the proposed modification is acceptable in terms of built form.

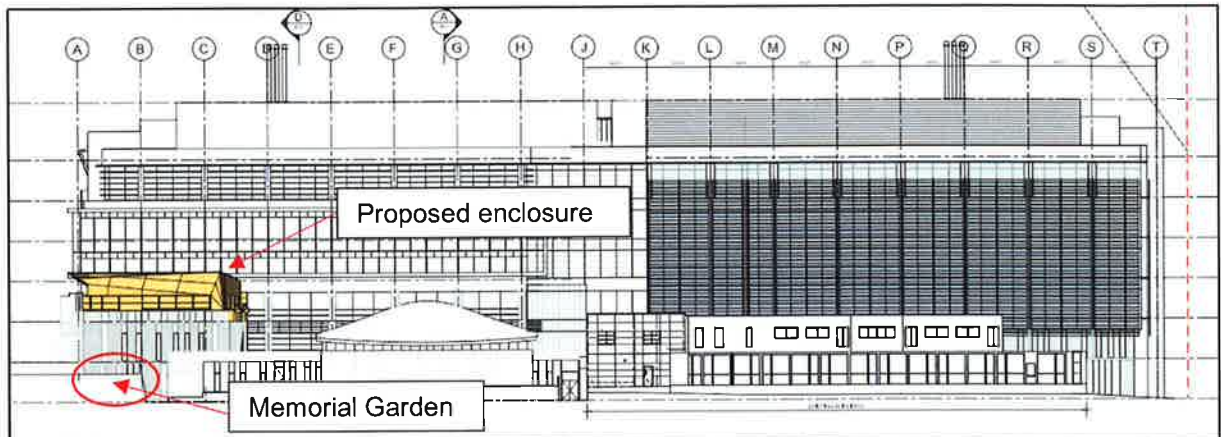


Figure 5: Northern elevation showing proposed terrace enclosure

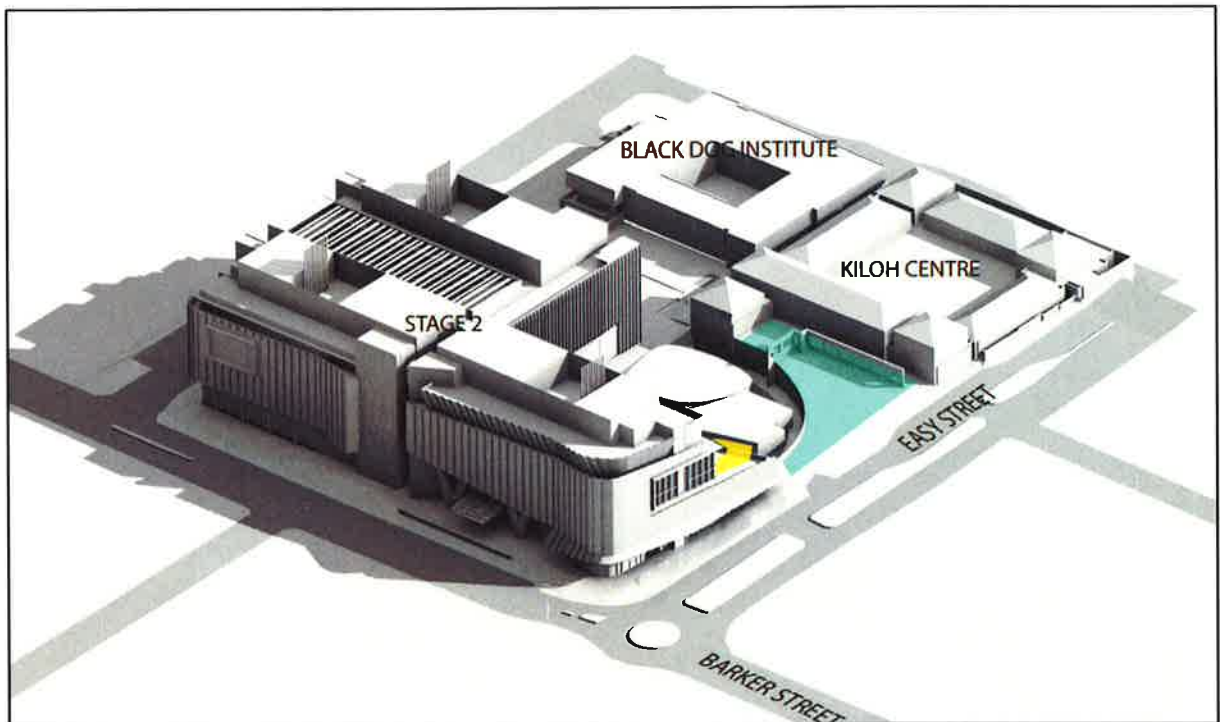


Figure 6: Location of proposed terrace (yellow) relative to Memorial Garden (green)

7.2 Other Issues

Table 1: Assessment of Other Issues

Issue	Consideration	Recommendation
<i>Consistency with Concept Plan</i>	<ul style="list-style-type: none"> Floor Space: The Concept Plan allows for a maximum GFA for Stages 2 and 3 of 61,000m². The 290m² created by the terrace conversion will be absorbed in this figure. Building Envelope: The Concept Plan allows for a building envelope in this part of the site to a maximum height of RL76.20m. As described above, the proposed enclosure would have a maximum height of RL 58.85m, well below the approved envelope height. Use: The Proponent has indicated that: <ul style="list-style-type: none"> the enclosed terrace will initially be used for seminars, lectures / education, functions and occasional conferences (maximum 2 per year) with event all related to Neuroscience Research and attended by an average of 50 to 100 people; upon completion of the Auditorium as part of Stage 2C, the enclosed terrace space will be fitted out and used for additional office and administration purposes associated with research. The Department is satisfied that both the interim and long term use of the space would be consistent with the range of uses contemplated by the Concept Plan Approval. 	No additional conditions or amendments necessary
<i>Traffic and Parking</i>	<ul style="list-style-type: none"> The Proponent's submission indicates that seminars, lectures / education and functions currently occur elsewhere on the hospital campus (in a space known as Villa 2, located on Hospital Road). The proposed enclosure of the terrace will temporarily provide improved facilities for an existing use on the site until such time as the Auditorium is complete as part of Stage 2C. Having regard to the above, it is not expected that the proposed enclosure of the terrace and its interim use for seminars, lectures and functions will have any additional impact in terms of parking demand or traffic generation. In the long term, the additional 290m² of GFA created by the terrace conversion would result in a small increase in demand for on-site parking. However, as the Stage 2 approval includes 34 surplus parking spaces above the assessed parking demand, there will be sufficient parking provided on site to accommodate the small increase in demand arising from the proposal in the long term. As the additional 290m² of GFA will be absorbed in the quantum of GFA approved under the Concept Plan, the proposal is not expected to have any impact in terms of traffic movements beyond those originally assessed in the Concept Approval. 	No additional conditions or amendments necessary
<i>Heritage</i>	<ul style="list-style-type: none"> The Memorial Garden to the north of the building (Figures 4 and 6) is a memorial to the Destitute Children's Asylum that used to be located on the site. It is a heritage item of State significance. The Department's assessment of the original application found that the proposed development would not result in any adverse impact on the curtilage of the Memorial Garden. As discussed above in Section 7.1, although the proposed enclosure would be visible from the Memorial Garden, it would have no adverse visual impacts, being a minor element of a much larger building, and complementary to the existing building. As such it would not result in any significant change to the outlook from the garden and the Department therefore considers that the modified proposal would have no adverse impacts on the Memorial Garden or its curtilage. 	No additional conditions or amendments necessary

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act.

The Department's assessment concludes that the proposed modification is acceptable on the basis that the enclosure and use of the Level 3 terrace remains generally consistent with both the Concept Approval and the Stage 2 Project Approval, makes a positive contribution to the visual appearance of the building, and would not result in any adverse traffic, parking or heritage impacts. Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is RECOMMENDED that the Acting Director, Modification Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approve** MP08_0153 MOD 1 under section 75W of the *Environmental Planning and Assessment Act 1979*, subject to conditions; and
- **signs** the notice of modification (**Appendix A**).

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APPENDIX A: NOTICE OF MODIFICATION

The Notice of Modification can be found on the Department of Planning and Environment's website as follows:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7541

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7541

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7541