

Urban Renewal and Major Sites, Strategic Assessment

Planning Assessment Report – Section 75W Application to Modify a Project Approval for the Royal North Shore Hospital Clinical Services Building

1 PROPOSED MODIFICATION

The Proponent, Health Infrastructure NSW has lodged a Section 75W Application to modify the Project Approval for the Clinical Services Building at the North Shore Hospital (MP08_0172). The modification requested is to delete conditions B6 and B8 of the Project Approval.

Condition B6 requires that a pedestrian path and landscaping be provided along the eastern boundary of the Clinical Services Building. Health Infrastructure NSW has advised a pedestrian path and landscaping cannot be located along this boundary due to operation of the adjoining Drug & Alcohol Rehabilitation Building and alternative pedestrian routes are available.

Condition B8 requires the installation of 1 hour parking along Westbourne Street for the purposes of providing pick up and drop off spaces. Health Infrastructure NSW has advised provision for temporary pick up and drop off will be available within the ground floor of the building.

An assessment of these issues is provided in the following report.

2 SITE LOCATION

The Royal North Shore Hospital at St Leonards is known as Lots 21 and 22 DP 863329 and is located within Willoughby Local Government Area. The location of the Clinical Services Building is shown in Figure 1.

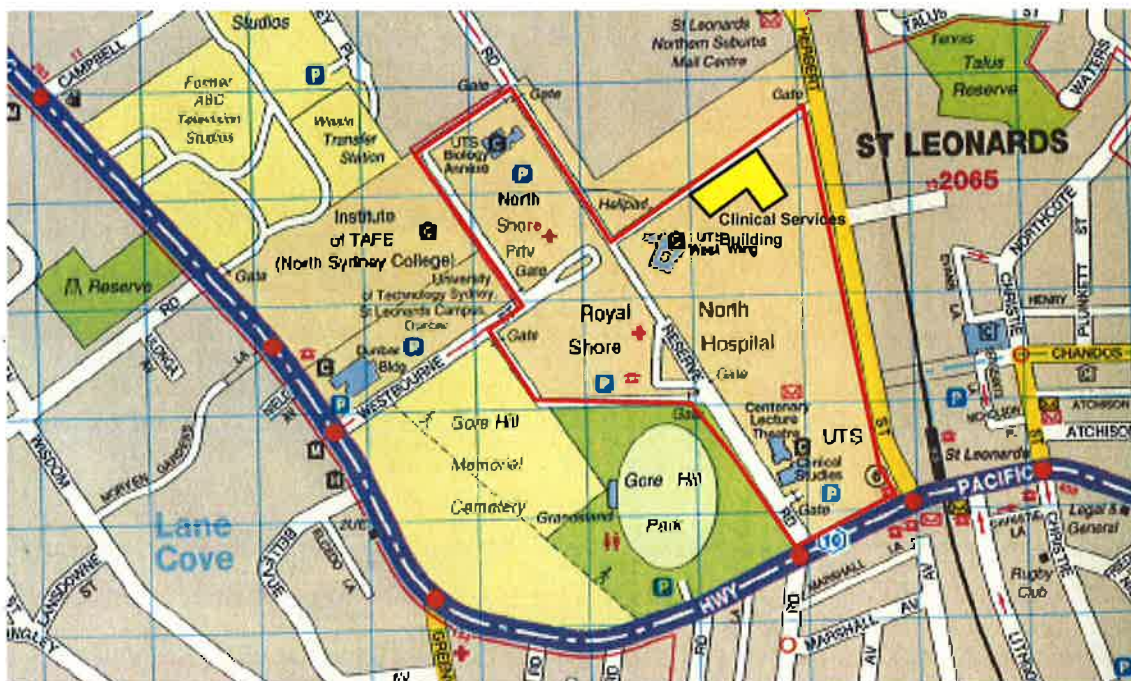


Figure 1 Locality map

2 APPROVAL HISTORY

On 19 June 2009 the Part 3A Project Application (MP08_0172) for the Acute Hospital and Community Health Building was approved. The approval is for demolition of buildings on site and construction of the Acute Services Building, the Community Health Building and a multi-storey car park.

The Project Approval was modified on 25 May 2012 (MP08_0172 MOD 5) to include approval of the Clinical Services Building (CSB). The CSB will incorporate mental health services as well as services for burns, maternity, paediatric, critical care, women's health, and a paediatric ambulatory clinic.

3 CONTINUING OPERATION OF PART 3A

In accordance with clause 3 of Schedule 6A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects. Consequently, this report has been prepared in accordance with the requirements of Part 3A and associated regulations, and the Minister (or his delegate) may approve or disapprove of the carrying out of the project under section 75W of the Act.

4 CONSULTATION

Pursuant to Section 75X (2)(f) of the Act, the Director-General is required to make publicly available requests for modifications of approvals given by the Minister. In accordance with Clause 8G of the *Environmental Planning and Assessment Regulation 2000*, the request for the modification was placed on the Department's website. Due to the minor nature of the modification requested it was not referred to Council for further comment. Council had already provided comments on these issues as part of MP08_0172 MOD 5. At this time Council did not object to the proposal.

5 ASSESSMENT

Pedestrian Access and Landscaping

Condition B6 requires that prior to the commencement of works details of proposed landscaping and a pedestrian connection along the eastern side of the Clinical Services Building are to be provided to the Department for approval.

Health Infrastructure NSW state that landscaping and a pedestrian connection are not appropriate along this side of the building because it conflicts with the need for privacy for of the adjoining Drug & Alcohol Rehabilitation Building and the safety requirements of an electrical substation located on this side of the Clinical Services Building.

Alternative pedestrian and cycling links thorough the site are shown on Figure 6 below.

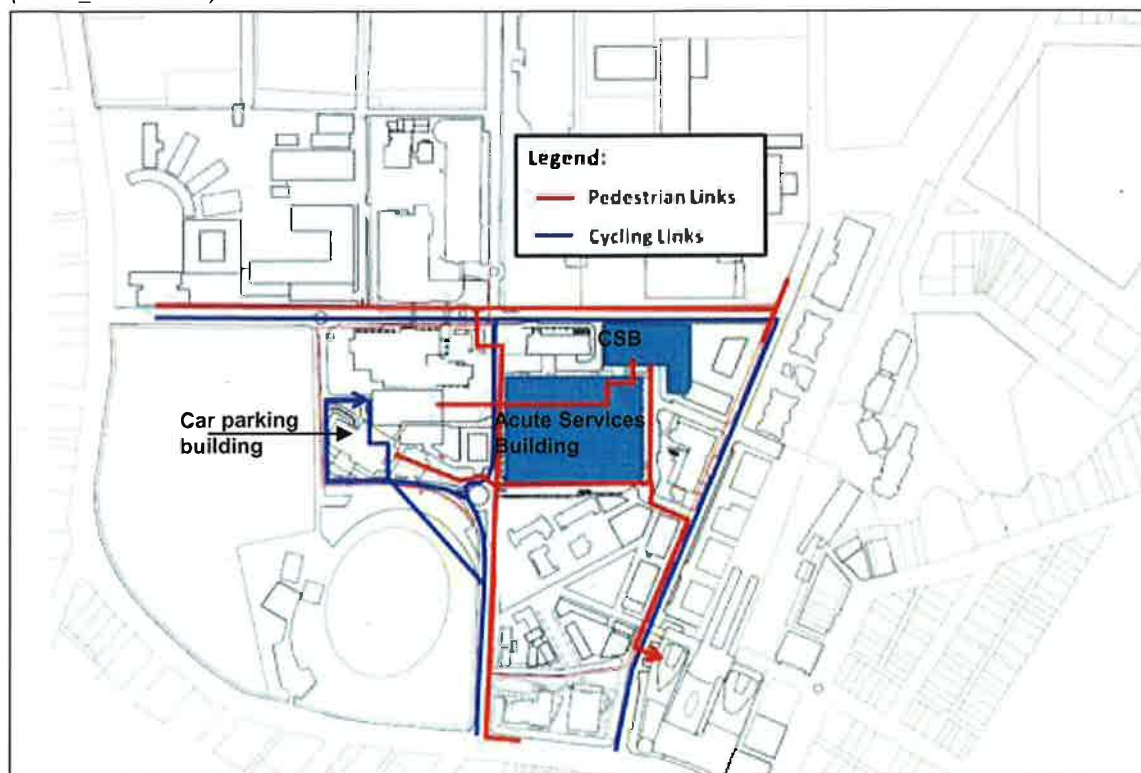


Figure 6 Pedestrian and Cycling Routes

It is considered that the other pedestrian and cycling routes through the hospital campus provide pedestrians with good access and connections to the existing footpaths around the site. Pedestrians from Red Road will be able to access Westbourne Street through the Clinical Services Building and via the footpath on the western side of the building

Health Infrastructure NSW note that future alternative pedestrian circulation could be provided through Precinct 7 (area adjoining the eastern boundary of the Clinical Services Building) however as this precinct is still being redesigned the location of any pedestrian path will be determined once planning for this Precinct is finalised.

Short term parking on Westbourne Street

Condition B8 requires that 1 hour parking signs are to be installed on Westbourne Street along the frontage of the Clinical Services Building. The purpose of this condition was to provide temporary drop off car parks for the women's and children's services which are accessed from the Westbourne Street side of the building.

Health Infrastructure NSW has advised that the car parking provided on Westbourne Street forms part of a commercial agreement with the Hospital campus car parking operator and so cannot be altered. The Clinical Services Building has been redesigned to accommodate a temporary drop off area in the ground floor of the new building. This will be a drive through facility accessible from Westbourne Street.

6 RECOMMENDATION

Under the Minister's delegation of 14 September 2011 the Department can determine the modification.

It is recommended that the Director Strategic Assessment, as delegate of the Minister of Planning and Infrastructure:

- (A) **consider** all the relevant matters prescribed under Section 75W of the *Environmental Planning and Assessment Act 1979* as contained in the findings and recommendations of this report;
- (B) **determine** the application, subject to conditions, under Section 75W of the *Environmental Planning and Assessment Act 1979*, having considered all relevant matters in accordance with (A) above; and
- (C) **sign** the attached instrument of approval at Appendix A.

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