

2.2 SUBREGIONAL CONTEXT

Located in the Sydney City Subregion, RPA hospital forms part of the Sydney Education and Health Precinct (SEHP), which is one of five specialised precincts identified in the draft Sydney City Subregional Strategy prepared by the Department of Planning, as a major area for education, medical and other research and technology based jobs.

The SEHP is located to the south and west of Sydney CBD, extending from Central and along Broadway. The precinct includes a cluster of health services and medical and biotechnology research at and affiliated with Royal Prince Alfred Hospital and the University of Sydney, including the Centenary Institute of Cancer Medicine and Cell Biology and the Sydney Cancer Institute. The precinct also includes a cluster of education facilities, comprising the University of Sydney, University of Technology, University of Notre Dame and Sydney Institute of Technology.

The Department of Planning promotes the role of the SEHP as being world class with opportunities for renewal.

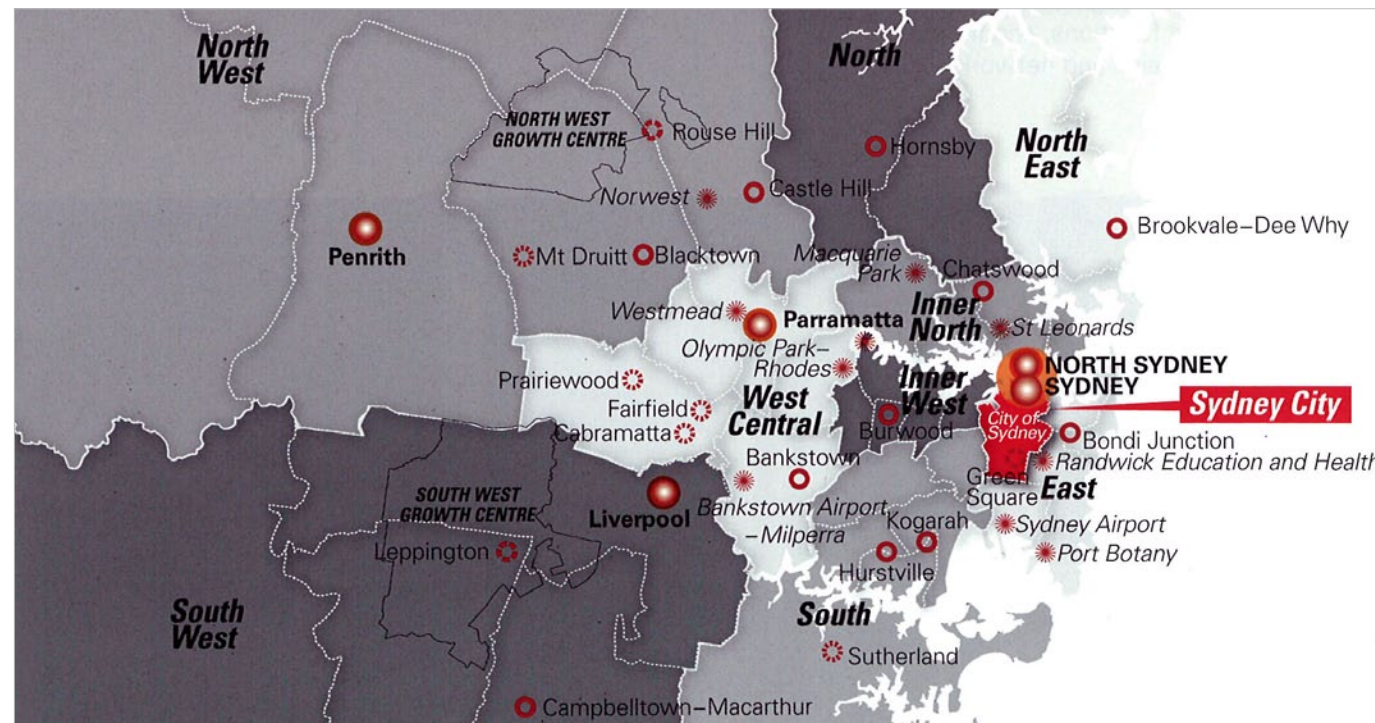


FIGURE 05: Sydney's subregions

Source: DoP

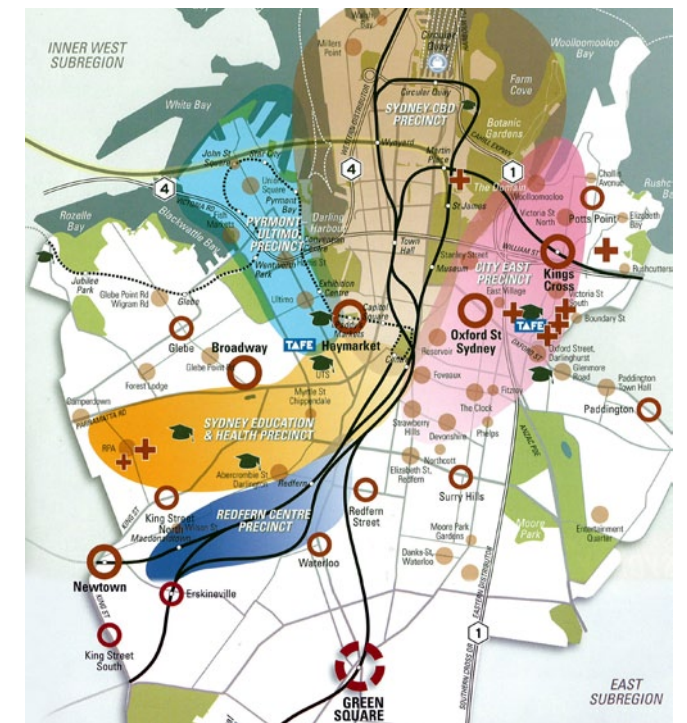


FIGURE 06: Sydney Education and Health Precinct

Source: DoP



FIGURE 07: Sydney Education and Health Precinct

Source: DoP

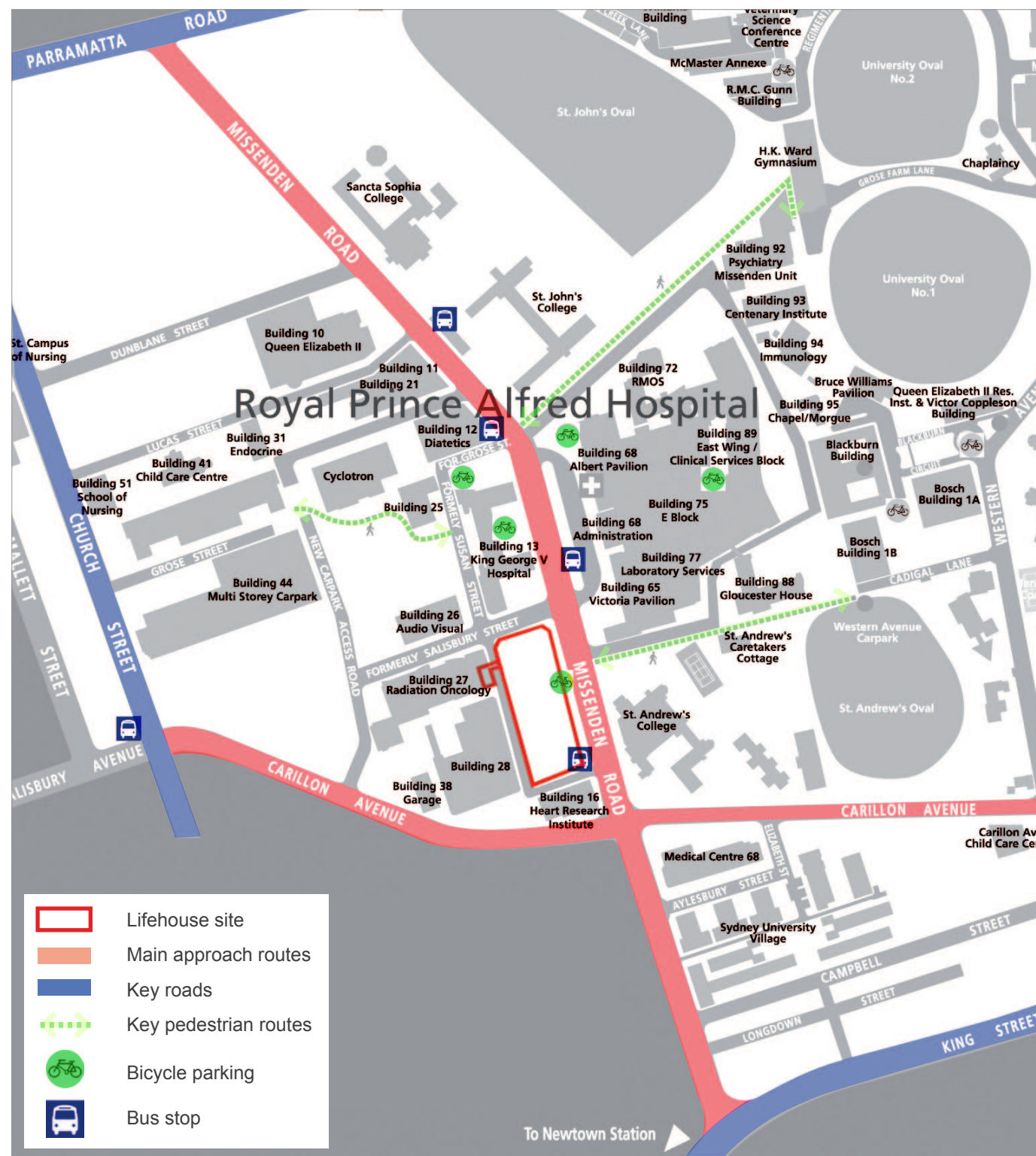


FIGURE 08: Local context - Access

2.3 LOCAL CONTEXT

The local context of Lifehouse is illustrated in Figures 8 and 9.

2.3.1 Road Network

Carillon Avenue and Missenden Road are the main approach routes to the RPA hospital campus, with 15,000 and 13,000 cars per day respectively. Other key roads serving the site include:

- King Street to the south;
- Parramatta Road to the north; and
- Church Street to the west.

2.3.2 Public Transport

Bus

A significant number of public bus services operate around RPA hospital. Both King Street and Parramatta Road are a prominent part of the inner-west bus network. The various bus routes that travel in the vicinity of the Lifehouse site include:

- 413, 436, 437, 438, 440, 461, 480, and 483 buses which depart from Circular Quay and stop on Parramatta Road, near Missenden Road;
- 422, 423, 426 and 428 buses which depart from Circular Quay and stop at King Street, near Missenden Road;
- 370 bus, which runs between Coogee and Leichhardt and stops on King Street, near Missenden Road. This bus also services Prince of Wales Hospital in Randwick; and
- 352 bus from Bondi Junction, which travels via Oxford, Crown and Cleveland Streets and stops on King Street, near Missenden Road.

The most direct bus service to RPA hospital is the 412 from Town Hall (Sydney) to Belmore station via Central Station/Railway Square, which stops directly outside the main entrance of the Administration building on Missenden Road, with frequencies of between 15 and 20 minutes in the AM and PM peak periods.

Rail

Newtown Station is the nearest station to the site, approximately 20 minutes walking distance along King Street. Newtown Station is on the Northern, North Shore and Western and Inner West rail lines which serve the majority of the Sydney metropolitan area, as well as the regional Hunter Line which terminates at Newcastle.

Redfern Station is approximately 20 minutes walking distance via Chippendale and the University of Sydney. All CityRail lines stop at Redfern Station, with the exception of the Airport and East Hills Line.

Bus connections via Parramatta Road and Missenden Road depart frequently from Railway Square at Central Station, which serves all Interstate rail services.

2.3.3 Pedestrian and Cycle Routes

The key pedestrian and cycle routes around RPA hospital and University of Sydney are illustrated in Figure 9.

Strong pedestrian connections are provided through the Sydney University Campus and also the RPA hospital precinct. The RPA hospital is a 10 minute walk from most bus stops and approximately 20 minutes walk from Newtown and Redfern Stations.

The current cycle network around RPA hospital is characterised by on-road vehicle environments. There are also a number of existing bicycle parking facilities in the RPA hospital campus.

The City of Sydney, as part of its commitment to its 'Sustainable Sydney 2030' vision, has proposals for a new cycleway that will run from King Street, down Missenden Road, crossing Parramatta Road to Lyons Road, where it will continue to Pyrmont Bridge Road. Works are to be completed by December 2010.

2.3.4 Parks and Open Space

The locality has limited amounts of open space and includes the heritage-listed Victoria Park in the east and Camperdown Park and O'Dea Reserve in the west. The sporting fields and park-like spaces within the University of Sydney contribute significantly to the open space in Camperdown and the surrounding suburbs.

2.3.5 Heritage

The local area features many heritage listed items, most of which are within the RPA hospital and University of Sydney campuses, as well as pockets of smaller heritage listed buildings further north. The entire University of Sydney main campus area is listed as a conservation area, as is the O'Connell Town Estate to the south.

2.3.6 Neighbourhood Character

The Lifehouse site is located within the RPA hospital campus in the established inner city suburb of Camperdown. The RPA hospital campus straddles Missenden Road between Carillon Avenue and Dunblane Street, with the eastern side of the campus adjoining the University of Sydney.

The RPA hospital and University of Sydney sites have a major presence within Camperdown as they occupy a significant portion of the suburb and contribute to its urban character with grand historic buildings and mature tree plantings. The areas surrounding RPA hospital and the University of Sydney are characterised by a mix of medium rise commercial, industrial and residential buildings, in an early urban housing settlement pattern of elongated blocks and narrow streets. Mixed use commercial and retail areas are focused around Parramatta Road to the north and the popular fine-grain retail shopping strip of King Street is located to the south.

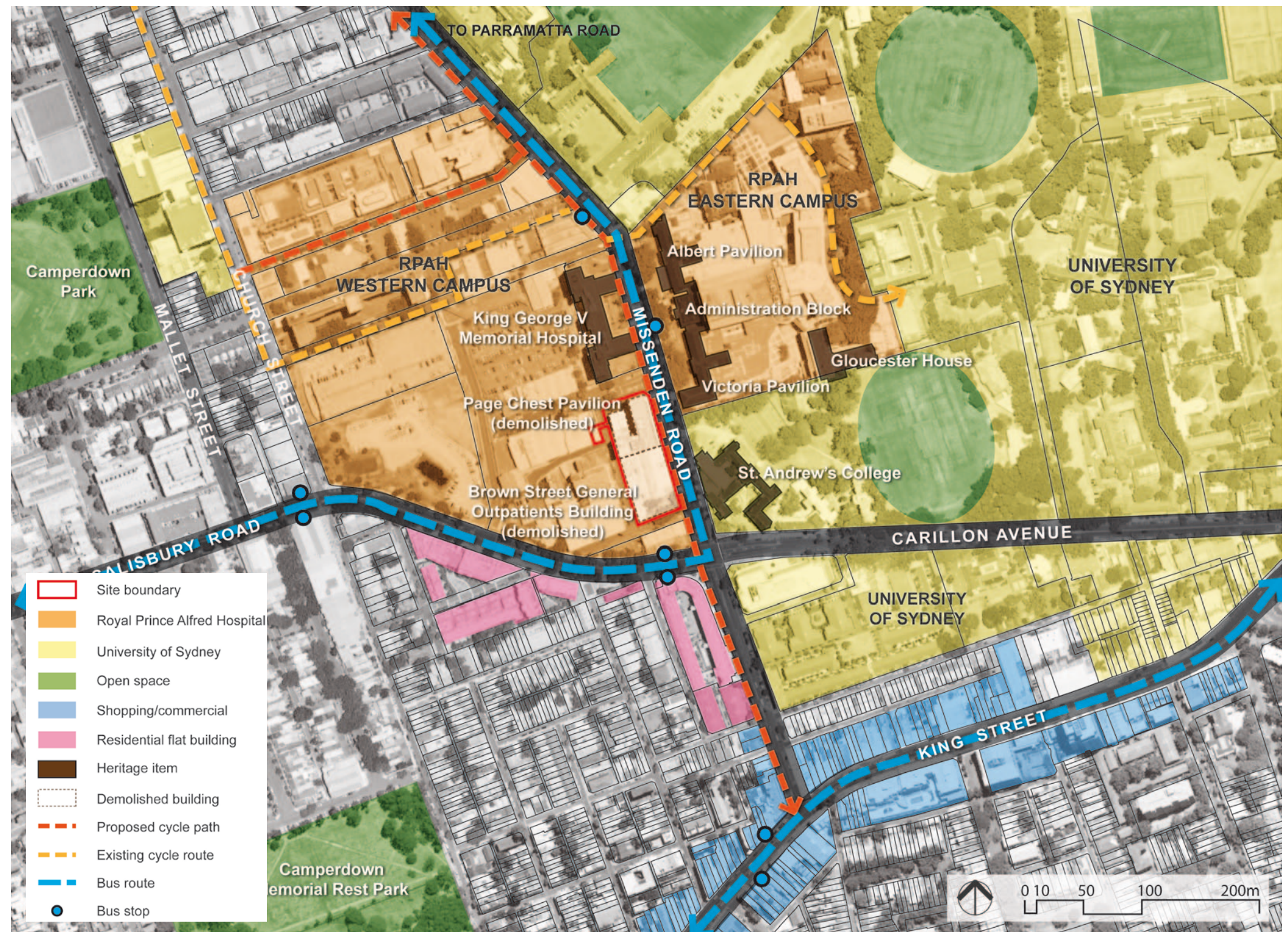


FIGURE 09: Local context



Source: Conybears Morrison



Source: Conybears Morrison



Source: Conybears Morrison

FIGURE 10: (Top) King George V; (Middle) Queen Mary Building; (Bottom) Car park behind King George V



Source: Rice Daubney



Source: Conybears Morrison

FIGURE 11: (Top) RPA hospital main entrance; (Bottom) St Andrews College

2.4 ROYAL PRINCE ALFRED HOSPITAL CAMPUS

The Lifehouse site is located in the western precinct with street address to Missenden Road and vehicular access from Salisbury Road, Susan Street and Brown Street. The RPA hospital campus was established in 1882 on the eastern side of Missenden Road and was later expanded to the western side in the 1940s as part of Sir Herbert Schlink's plans to expand the hospital and provide specialised facilities. The organic growth of the campus explains the ad hoc arrangement of buildings and vehicular access ways, particularly in the western precinct.

Urban Form and Architecture

Missenden Road represents the central access spine of the RPA hospital campus, featuring a number of State and Local heritage-listed buildings including the Administration building, Queen Victoria and Albert Pavilions, and the King George V building. These medium scale buildings significantly contribute to the streetscape character of Missenden Road together with the mature trees on the eastern side and the forecourt to King George V.

The urban form of the western precinct is characterised by large-scale buildings (up to 12 storeys in height) with interspersed areas of car parking. The urban structure of the precinct reflects the privatisation of the original street pattern as a result of the expansion of RPA hospital over the western side of Missenden Road.

The built form consists of mainly mid 20th century architecture including the King George V, built in the Inter-war Functionalist style; the dominant Queen Mary Building built in the post-war International style; and the previous Page Chest Pavilion. A multi-deck car park is located south of the Queen Mary building and a surface car park is located at the rear of the King George V building. The latter has approval to be developed into a multi deck car park providing car 1,000 spaces.

Car Parking

Available parking in vicinity of the Lifehouse site includes:

- On-street parking, which is monitored by council-operated parking meters;

- King George V car park;
- Staff car park off Church Street; and
- Secure Parking at Royal Prince Alfred Medical Centre on Carillon Avenue.

There is an approved multi-deck car park for 1000 cars on the King George V car park site.

Recent and Future Developments

Recently completed and approved developments within the RPA hospital campus and surrounds have included:

- Redevelopment of the East Wing and West Wing, including the extension and refurbishment of the Joint Replacement and Rheumatology Unit and new Clinical Services Building, completed in March 2004;
- New laboratories building and renovation of Victoria Pavilion, completed in 2008; and
- Two-storey extension to the north and south of the Radiation Oncology Building, approved in 2008.

Proposed development within the RPA hospital campus and surrounds includes:

- Chris O'Brien Lifehouse at RPA; and
- Upgrading of pedestrian and cycle facilities along Missenden Road by City of Sydney Council, as part of its 'Sustainable City 2030' strategy.

NSW Government upgrading of Royal Prince Alfred Hospital, as part of the \$2.4 billion to be invested over the next four years in new medical equipment and technology and health facilities is indicated in the NSW State Plan

The future development context of RPA hospital will also be subject to the new City Plan (Local Environment Plan) currently being prepared by the City of Sydney. In 2007, the City of Sydney engaged the Government Architects' Office (GAO) to prepare an urban design study of the suburbs of Chippendale, Camperdown, Darlinghurst, West Redfern and North Newtown. The north western campus of RPA hospital was specifically identified as a 'significant site', for which a future character vision and key urban improvements are proposed. Recommendations for key LEP controls include zoning, height, FSR and heritage.

2.5 SITE ANALYSIS

The Lifehouse site has an area of approximately 4,200m² and is bound by Missenden Road to the east, Susan Street to the west, Salisbury Road to the north and Brown Street to the south. The site is rectangular with a north-south orientation. Primary frontage is onto Missenden Road. There is an existing services tunnel that traverses the site, which is being relocated under a separate approval process. The site also includes part of the existing Radiation Oncology building, as noted in Figure 3 and 12.

2.5.1 Access

Missenden Road is the only public road serving the site. The other roads surrounding the site are privately owned as part of the RPA hospital campus and include:

- Salisbury Road to the north, which is the main access road into the western precinct from Missenden Road, served by a signalised intersection and controlled by boom gates at its intersection with Susan Street. Salisbury Road terminates just before the New Hospital Road. On-street parking adjoining the site is currently limited to two spaces.
- Susan Street to the west, which provides north-south access from Building 12 on Grose Street to the Heart Research Institute on Brown Street and services the surface car park. On street parking is provided on the western side of Susan Street.
- Brown Street to the south, which provides access from Susan Street only and terminates before Carillon Avenue. Access to Missenden Road is currently restricted by bollards on the roadway. Limited on street parking for Engineering staff and vehicles is provided on the northern side of the street.

2.5.2 Topography, Slope and Views

The site is generally flat with a gentle slope of about 1 degree to the north.

As it is situated at a high point within the local drainage catchment at 36m AHD it is not affected by flooding or external overland flow paths.

The site offers local views to Missenden Road and at higher levels views to the CBD and beyond.



FIGURE 12: Lifehouse site context

Source: Rice Daubney

2.5.3 Flora and Fauna

Given that the majority of the site was previously occupied by building structures, there is minimal flora and fauna. There is an unbuilt portion in the south eastern corner of the site features a Camphor Laurel (*Cinnamomum camphora*) tree, which is generally regarded as a weed species.

2.5.4 Contamination

Initial laboratory testing of selected soil samples within the site were classified as General Solid Waste, with most of the potential contaminants of concern at concentrations below the soil acceptance criteria appropriate for hospital land use. Based on the results of the initial investigation, it was considered that the risks to human health and environment associated with soil contamination at the site were low and therefore the site considered suitable for ongoing use and the proposed development.

At the time the fieldwork and laboratory testing took place, the Page Chest Pavilion and the Brown Street General Outpatients building had not been fully demolished (works were subject to a separate approval under SEPP Infrastructure), thus limiting the area of the site that could be tested. Only two of the six boreholes were located within the south eastern portion of the site (Boreholes 5 and 6) and the remainder were located on roadways surrounding the site.

The Site Auditor considers that the site will be suitable for the proposed hospital use when all fill material has been excavated and removed from the site. Upon completion of this work, the Site Auditor will issue a site audit statement.

Refer to Part 4.3 and Part 5 for further details.

2.5.5 Local Environmental Plan (LEP) Controls

Zoning

The site is zoned 5 Special Uses – Hospital under South Sydney LEP 1998. The objectives of this zone are:

- (a) to facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the Council to provide

community facilities, services, utilities or transport facilities, and

- (b) to allow other ancillary development which is incidental to the primary use specified on the map, and
- (c) to provide flexibility in the development of sites identified for special uses by allowing development which is permissible on adjoining or adjacent land, and
- (d) for land in the zone and within Green Square, in addition to the above: ...

There are no height or FSR controls for sites zoned 5 Special Use.

Surrounding land uses include:

- Zone 5 Special Uses (University), to the east;
- Zone 10 Mixed Uses, to the north and south;
- Zone 2(b) Residential (Medium Density), south and west of the site; and
- Zone 3 Business, further south on King Street.

Heritage

The site is located within the vicinity of a number of heritage items and conservation areas, which include:

- Royal Prince Alfred Group, including:
 - King George V Memorial Hospital;
 - Administration Block; and
 - Queen Victoria and Albert Pavilions.
- St Andrews College, University of Sydney; and
- University of Sydney Conservation Area.

Clause 24 of the South Sydney Local Environmental Plan 1998 states for development in the vicinity of heritage items, heritage conservation areas, heritage streetscape areas, archaeological sites or potential archaeological sites:

“The consent authority must not grant consent to development on land in the vicinity of a heritage item, a heritage conservation area, a heritage streetscape area, an archaeological site or a potential archaeological site unless it has considered an assessment of the impact the proposed development will have on the heritage

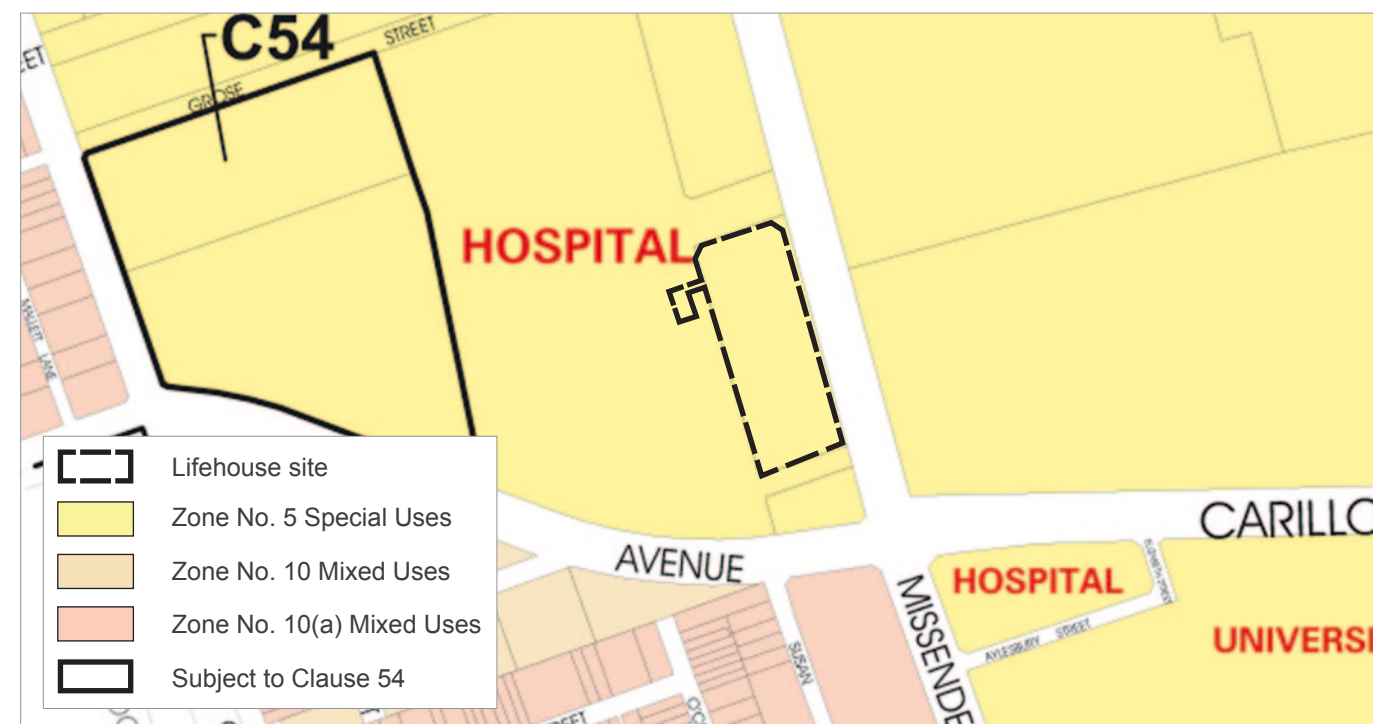


FIGURE 13: Detail from South Sydney LEP 1998 Zoning Control Map

Source: City of Sydney

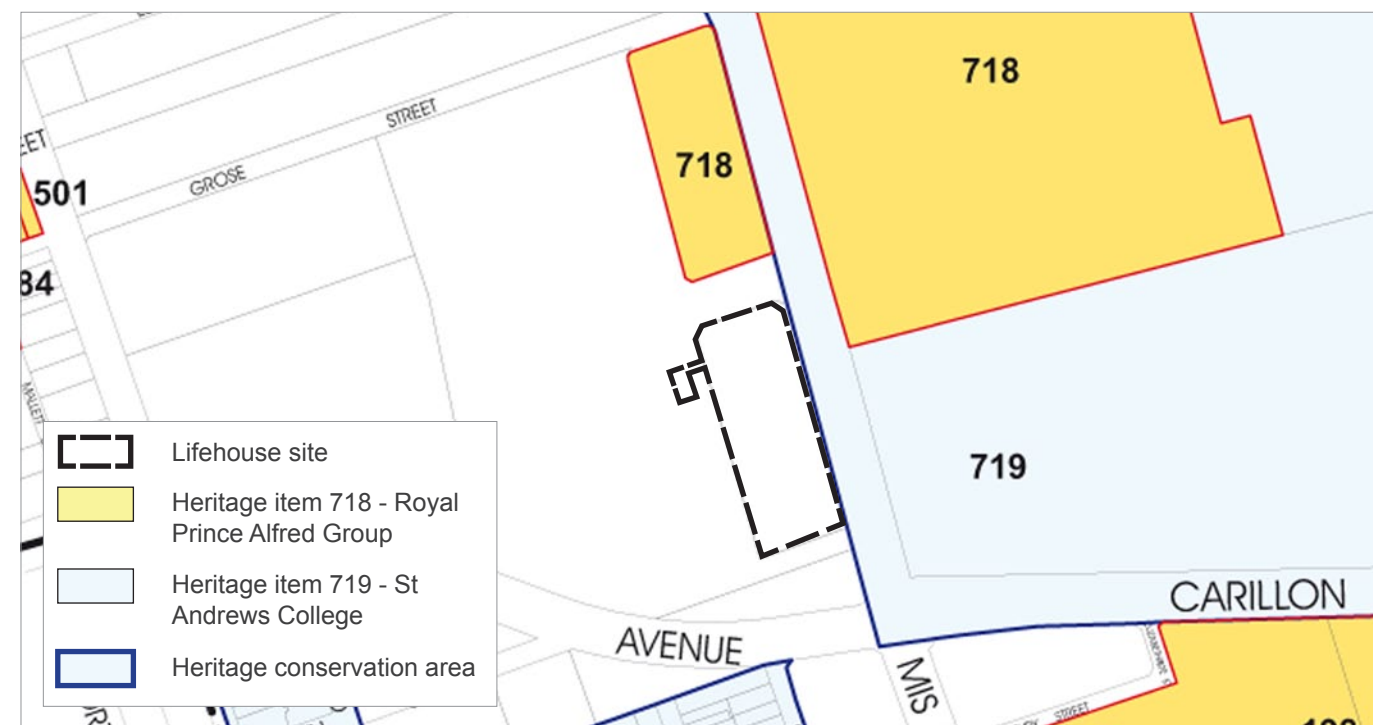


FIGURE 14: Detail from South Sydney LEP 1998 Heritage Map

Source: City of Sydney

significance, curtilage and setting of the heritage item, on the heritage significance of buildings within the heritage conservation area, or on the heritage significance of the streetscape within the heritage streetscape area or of the actual or potential archaeological site, as well as the impact of the development on any significant views to or from the heritage item, heritage conservation area or streetscape.”

2.5.6 Land Ownership

The land on which Lifehouse is located is owned by SSWAHS and includes:

- Lot 1 DP 133045;
- Lot 1 DP 721834;
- Lot 1 DP 116729;
- Lot 1 DP 79785;
- Lot 1 DP 74291;
- Lot 1 DP 66645;
- Lot 1 DP 79561; and
- Part Lot 79 DP 866035.

2.5.7 Existing Services

The site is traversed by a services tunnel which connects services from the western to the eastern campus of RPA. Services currently running live through this tunnel include power, communications, natural gas, nitrogen, oxygen and water.

Sewer lines connect to the Sydney Water Corporation system in Susan Street.

2.5.8 Constraints and Opportunities

From the site analysis above, a number of key physical constraints and opportunities have been identified:

Constraints

- Site is located within the vicinity of State and Local listed heritage items and on the boundary of a local heritage conservation area.
- Respect existing access to hospital facilities, such as the service tunnel.
- Access provisions for service vehicles.

Opportunities

- No height or FSR controls under existing LEP.
- Open vehicular access from Brown Street to Missenden Road.
- Improve streetscape character of Missenden Road as part of City of Sydney Council's proposals to upgrade Missenden Road.
- Take advantage of potential views over Sydney University and beyond.