

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment and Systems Performance

SUBJECT: MODIFICATION TO PRINCE OF WALES MENTAL HEALTH INTENSIVE CARE UNIT PROJECT (MP 10 0131 MOD 1)

PURPOSE

To determine a modification request (MP 10_0131 MOD 1) to modify condition A2 Plans and Documentation of the project approval for the construction of a new two storey hospital building to accommodate the Prince of Wales Mental Health Intensive Care Unit.

BACKGROUND

On 18 July 2011, the Director-General, Department of Planning and Infrastructure approved the major project for the construction of a two storey building to accommodate the Prince of Wales Mental Health Intensive Care Unit. The approval comprised construction of a building with 1,422 sqm of floor space to accommodate: 12 inpatient beds; patient activity areas; dining area; gymnasium; ambulance bay; meeting rooms; and a Magistrate's room. The approval also included the construction of two service vehicle car parking spaces, an extension to Simeon Pearce Drive and associated landscaping.

The project is located towards the east of the Randwick Health Campus to the south-east of the main hospital buildings and adjacent to Avoca Street (see **TAG A**).

The building is currently under construction.

PROPOSED MODIFICATION

The proposed modification seeks approval for:

- the use of the approved undercroft of the building to accommodate 27 car parking spaces, replacing 20 spaces that were lost as a consequence of the approved extension to Simeon Pearce Drive
- a minor increase in the height of the approved building from RL 59.6 to RL 60.21 (an increase of 0.61 metres) as a result of refinements to the detailed design.

To allow the above changes to the design of the development to be carried out, this modification application seeks to amend condition A2 of the original approval to reflect the revised plans.

MODIFICATION OF THE MINISTER'S APPROVAL

In accordance with clause 3 of Schedule 6A of the 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. Approved projects are transitional Part 3A projects.

Section 75W(2) of the Act provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposed modification seeks to amend condition A2, the modification will require the Minister's approval.

CONSULTATION

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

The request was referred to Randwick City Council, who at the time of writing this report have not responded, and the Sydney Airport Corporation (due to the minor increase in building height), who has provided a further approval for the increased height.

DELEGATED AUTHORITY

The Minister has delegated his functions to determine Part 3A applications to the department where:

- the council has not made an objection, and
- there are less than 10 public submissions objecting to the proposal, and
- a political disclosure statement has not been made in relation to the application.

No submissions have been received from the public objecting to the proposal and council has not made an objection to the proposed modification. There has also been no political disclosure statement made for this application or for any previous related applications or by any of the persons who lodged a submission.

Accordingly, the application is able to be determined by the Director, Metropolitan and Regional Projects North under delegation.

KEY ISSUES

Car Parking

The approved development provided two service vehicle parking spaces. The proposed modification now seeks to provide an additional 27 car parking spaces in the undercroft area of the building.

These spaces would offset the loss of 20 car parking spaces, which were located where the extension of Simeon Pearce Drive will be undertaken as part of this development, and would provide seven new car parking spaces on the health campus.

The department considers that as the proposal originally relied on existing car parking spaces on the campus to meet the demand generated by the development (a maximum 15 car spaces), the provision of an additional seven car parking spaces would be a positive outcome for the site. Adequate access would be provided via the approved extension of Simeon Pearce Drive and the internal hospital road network. The additional car parking would not result in any adverse traffic impacts as the traffic generated by the proposal was considered satisfactory and the additional car parking spaces are replacing existing spaces and meeting demand generated by the traffic already considered as part of the proposal. Accordingly, the department considers the additional car parking acceptable and recommends the approved plans be modified to reflect the new plan for the undercroft area.

Building Height

The proposed design modifications result in an additional height of 0.61 metres. As the building is only two storeys, which is well below the height of the surrounding

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Building Height

The proposed design modifications result in an additional height of 0.61 metres. As the building is only two storeys, which is well below the height of the surrounding

hospital buildings, and well screened by existing vegetation, within the context of the immediate locality, the increase in height would have imperceptible visual impacts.

The site is located under the conical obstacle limitation surface (OLS) of Sydney Airport and there is the potential that the height of the building would impact on protected air space. The original submission from Sydney Airport Corporation Limited indicated that any increase in height would need further approval. Sydney Airport Corporation Limited has provided an approval for the increased height at RL 60.21.

Accordingly, the department considers the increase in height acceptable.

RECOMMENDATION

It is RECOMMENDED that the Director, Metropolitan and Regional Projects North:

- note the information provided in this briefing
- approve the modification request, subject to amending the conditions of approval
- sign the attached modifying instrument (**TAG B**).

Prepared by:



30/8/12

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3/9/12

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