

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment Systems and Approvals

SUBJECT: MODIFICATION TO REDEVELOPMENT OF THE NORTH WEST PRECINCT AT ROYAL PRINCE ALFRED HOSPITAL (MP 10_0166 MOD 2)

PURPOSE

To determine a modification request (MP 10_0166 MOD 2) for the Royal Prince Alfred Hospital North West Precinct Redevelopment project approval, which seeks to make minor design changes to the ground floor layout, façade and height of the plant and lift overruns.

BACKGROUND

On 4 February 2013, the then Deputy Director-General, Development Assessment and Systems Performance, as delegate of the Minister for Planning and Infrastructure, approved the major project for the Royal Prince Alfred Hospital North West Precinct Redevelopment at Lucas Street, Camperdown (see **TAG B**).

The approved works comprise the construction of a new seven storey (including plant) hospital building (to be known as the Mental Health and Ambulatory Care Service Hospital Building), a basement car park, a private road, associated landscaping works and augmentation of services/utilities. The project is currently under construction.

On 28 May 2013, the then Director, Metropolitan and Regional Projects North, as delegate of the Minister for Planning and Infrastructure, approved a modification request (MP 10_0166 MOD 1) to increase the size of the courtyards on Levels 3 and 4 of the approved hospital building and modify the accessibility provisions on the ground floor.

PROPOSED MODIFICATION

The proponent is seeking to make the following minor design changes:

- revisions to the size and location of windows to complement the refinement of the internal floor layouts during the detailed design phases;
- revisions to the alignment of the ground floor staff/meeting area adjacent to the driveway to address optimised swept paths;
- provision of visible stainless steel downpipes to accommodate hydraulic services;
- identification of location and extent of mechanical exhaust flues;
- minor increase to the extent of the lift overrun and height of the plant room roof by 0.8 metres to accommodate plant and services.

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 plans referenced in 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. No public submissions were received on the modification request.

The request was referred to City of Sydney Council, who at the time of writing this report has not provided a submission.

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 were received from the public regarding the proposed modification 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, Industry, Social Projects and Key Sites under delegation.

KEY ISSUES

The department considers that the design changes are generally minor and provide further detail as a result of design development. The minor height increase of 0.8 metres of the roof of the plant would have minimal visual impact as it would generally be imperceptible compared to the original design and no height controls apply to the site. The location and height of the flues are acceptable as they are an appropriate scale in the context of the building and setback from the building edge. The modifications to the design and location of the windows are negligible as they will continue to provide adequate sunlight into the building and will complement the design of the articulation of the upper levels of the building.

Accordingly, the department considers that the modification request should be approved.

RECOMMENDATION

It is RECOMMENDED that the Director, Industry, Social Projects and Key Sites:

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

Prepared by:


27/9/13
Megan Fu
Senior Planner
Metropolitan and Regional Projects North

Endorsed by:


27/9/13
Peter McManus
A/Team Leader
Metropolitan and Regional Projects North