

1 INTRODUCTION

The project involves the development of new 'state of the art' hospital facilities on the RNS Campus to meet the changed clinical needs of modern health care. Surplus land released by the consolidation of health facilities will provide opportunities for the development of complementary services and retail, office and residential development by the private sector to support the new health facilities and contribute to their funding.

1.1 APPLICATION FORMAT

On 8 March 2006 The Minister for Planning:

Agreed that the project constitutes a 'Major Project' under the terms of the 'Major Projects' State Environmental Planning Policy (SEPP), and is therefore the approval authority for the project (The formal record of the opinion of the Minister is included at Appendix 1).

Authorised the submission of a Concept Plan (see Appendix 2);

Agreed to consider the site as a potential State Significant site for listing under Schedule 3 of the Major Projects SEPP (see Appendix 2).

In considering whether to include the site in Schedule 3 of the Major Projects SEPP, the Minister has requested that the proponent demonstrate:

- a) *the State or regional planning significance of the site (having regard to the 'Draft Guideline - State Significant Sites', dated 24 July 2005);*
- b) *the suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any State or regional planning strategy;*
- c) *the implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;*
- d) *local and regional economic impacts of permitting additional commercial/research floor space within the site and adjacent to the St Leonard's employment area and within the context of the "Global Economic Corridor";*
- e) *impacts on other Identified employment and/or health-related specialist centres including Westmead, Randwick, and Macquarie Park in relation to shifting economic opportunities;*
- f) *local and regional traffic and transport impacts and modal share of private and public transport;*
- g) *those parts of the site, which should be subject to Part 4 of the EP&A Act, with Willoughby City Council as consent authority;*
- h) *the development controls for the site that should be included in Schedule 3;*

- i) *the means by which developer contributions should be secured in respect of the site; and*
- j) *heritage and archaeology issues (including Aboriginal),*

These matters are addressed throughout this report, and specifically summarised in a separate application for Schedule 3 listing, submitted separately on 15 June 2006 (see Appendix 3).

On 5 April 2006, the Director General provided a letter detailing the requirements (DGRs) for the Environmental Assessment to accompany the Concept Plan (see Appendix 4). These DGRs formed the basis of the Draft Concept plan submitted and lodged in July 2006, and are summarised at Section 5.

The current application constitutes an amended Concept Plan and Preferred Project Report, incorporating minor amendments and additional analysis prepared in response to issues raised through exhibition and assessment of the Concept Plan.

This report should be read in conjunction with the folder of Appendices to the original Concept Plan. A reference to an Appendix in this report is a reference to the original Appendices.

1.2 THE OBJECTIVES OF THE PROJECT

The development objectives of Royal North Shore Hospital Project are to:

- Provide new 'state of the art' hospital facilities with high quality care standards.
- Facilitate the delivery of improved health, education, research and community facilities on site.
- Provide improved access to and between different health and community services on site.
- Provide flexible building design to allow for future modification and expansion to meet anticipated growth in demand for services and changes in clinical practice.
- Encourage supplementary and support private hospital health facilities on lands core to the RNS public hospital.
- Ensure development provides harmony and balance with the surrounding areas.
- Facilitate the broader redevelopment of St Leonards and surrounding environs.
- Introduce a wide range of uses onto the site consistent with the site's proximity to the St Leonards Station, including commercial, retail and residential uses, whilst maintaining as a dominant feature, the RNS hospital and complementary health activities.
- Provide a high quality urban environment through careful design of buildings and a well designed public domain.
- Improve and enhance the public domain, including a variety of public areas and pedestrian and vehicular connections through the site.

- Retain significant heritage items, within a campus-wide strategy for adaptive reuse.
- Enhance access to public transport, including walking, cycling, rail and bus networks.
- Provide adequate car parking on site in a way that maintains pedestrian safety, the quality of public space and built form.
- Manage traffic through the site so that pedestrians can move freely and safely, and amenity is maintained.
- Encourage public transport use by enhancing convenient access to rail and bus networks, and ensuring that roads within the site are navigable by buses.
- Maintain a leafy, green environment.
- Amend land use zoning under WLEP 1985 to reflect the Concept Plan land use plan.

1.3 THE VISION FOR THE HOSPITAL

The proponent's vision for the hospital has three principal themes that guide service and facility developments.

THEME 1 – PUTTING CONSUMERS AT THE CENTRE

Service Implications

- Services are comprehensive and balanced to meet the needs of the population.
- Services are easy to access and information is readily available.
- Networks are established with internal and external partners to ensure care continuity.

Facility Implications

- Facilities will be designed to make access easy, with most acute services located in a single building.
- Services will be located to minimise patient and staff travel.
- Community health services will be co-located into a number of multi-service centres.

THEME 2 – PROVIDING HIGH QUALITY CARE

Service Implications

- Services will be evidenced-based and reflect best practice.
- Health services will be enhanced through the provision of education and research activities.

- Ambulatory care, short-stay and community care will have an increasing focus.
- Continuity between acute and rehabilitation services will be enhanced.

Facility Implications

- Hospital services will continue to be delivered from Royal North Shore and Ryde hospitals, with tertiary services delivered from Royal North Shore Hospital.
- Surgery and other interventional services will be managed under a perioperative ambulatory care service.
- Dedicated research and education facilities will be provided on the Royal North Shore Hospital campus.
- Rehabilitation services will be located on acute hospital sites.

THEME 3 – VALUING OUR STAFF AND PARTNERS

Service Implications

- Health care will be provided by well trained teams.
- Workplaces will be safe and healthy.
- Effective partnerships will be established with other providers and with consumers to ensure planning and service delivery goals are met.

Facility Implications

- A multidisciplinary education facility will be developed on the Royal North Shore Hospital site.
- Clinical office space will be closely aligned to the relevant care areas.