



Royal North Shore Hospital

Amended Concept Plan and Preferred Project Report

Prepared for : Burns Bridge Services on behalf of NSW Health | November 2006



AMENDED
CONCEPT PLAN AND
PREFERRED PROJECT
REPORT



This Concept Plan has been prepared by UrbisJHD, with input from various other consultants as noted. To the best of my knowledge, the information contained within the Environmental Assessment is neither false nor misleading.

Ian Cady

Date

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EXECUTIVE SUMMARY

This amended Concept Plan and Preferred Project Report is submitted on behalf of NSW Health to the Minister for Planning for approval under Part 3A of the Environmental Planning and Assessment Act. It relates to the Royal North Shore Hospital campus within the Willoughby Local Government Area (LGA), located directly north-west of St Leonards Railway Station, approximately 10 minutes drive from Sydney CBD. It incorporates various amendments made in response to submission received following the public exhibition and preliminary assessment by DoP of the Concept Plan submitted in July 2006. References to appendices in this report should be read in reference to the appendices in the originally submitted Concept Plan (July 06).

Existing hospital facilities comprise an array of buildings dispersed across the site. These buildings have been incrementally constructed over the last century, creating a complex network, including many inefficient and dated facilities. The underlying concept of the project is to consolidate the hospital facilities into a co-ordinated new 'state of the art' facility on the western side of the site, while retaining existing hospital buildings of heritage significance. This will release about a third of the site for a range of complementary development options, including the provision of additional private health facilities provided within a mixed use context incorporating a balance of retail, commercial and residential facilities. It will also create opportunities for a range of new landscaped open spaces, a publicly accessible heritage precinct, public roads and pedestrian routes through the site.

The State Government's recently released 'Metro Strategy' identifies St Leonards as a 'specialist centre' of medical related employment growth within the 'Global Technology Arc'. It targets the creation of an additional 7,834 jobs in St Leonards between 2001 and 2031, with 'magnet' medical facilities associated with the RNSH identified as the principal driver of this growth. The supporting Draft St Leonards Strategy recognises that approximately 3,250 jobs would be appropriate on the site.

With regard to housing, the Metro Strategy includes a target of 2,000 - 5,000 new dwellings to be provided in the St Leonards Town Centre over the next 30 years. To achieve this target, the Draft St Leonards Strategy suggests that approximately 1,500 residents should be provided on the hospital site.

The project has been designed to facilitate this identified growth, as well as providing the shops and other ancillary uses that the Draft St Leonards Strategy encourages to serve the local resident and worker population, including convenience shops, potentially a larger supermarket, small-scale speciality shops, banks, bars, cafes, restaurants and community facilities. The proposed floor space ratio of 3.15:1 for the entire site is consistent with the density of other town centres located on major railway stations throughout the Sydney region.

In addition to satisfying these planning objectives, the commercially developed components of the project will also release value from surplus land within the site to help fund the hospital upgrade, without compromising the primary role of health care on the site. All new development will be within easy walking distance of St Leonards Railway Station, and will be located within the St Leonards Town Centre.

The Minister for Planning has already declared the project a 'Major Project' of significance to the State, for which he is the approval authority under Part 3A of the EP&A Act. He has also advised that he is willing to consider the site for listing as a State Significant Site under Schedule 3 of SEPP Major Projects, and authorised the submission of a Concept Plan, which deals with the key planning decisions effecting the future development of the site, prior to the detailed design, for which separate approval will subsequently be required.

Key environmental assessment issues relate to:

- Ongoing hospital operations
- Vehicular access and traffic generation
- Transport management (i.e. 'modal split')
- Built and landscape heritage
- Pedestrian and vehicular access through the site.
- The public domain.
- Urban design
- Personal safety and security.

While the project will utilise some existing hospital land for non-hospital purposes, it will provide very significant social, economic and environmental benefits. The Environmental Assessment contained within this report demonstrates that all potential adverse environmental impacts of the project can be suitably mitigated, resulting in net social, economic and environmental benefits. In view of the clear merit of the project, we therefore recommend that the Minister approve the Concept Plan.

