



Figure 16 Road Overlay (Source: Cox Richardson)

3.11 Access and Circulation

- 3.11.1 A grid shaped system of new roads is proposed to open up the site making it more permeable to traffic and pedestrians. The plan involves Reserve Road and Westbourne Street being re-opened and a new grid system to allow direct vehicular access to each new block.



Figure 17 Vehicular Circulation Plan (Source: Cox Richardson)

- 3.11.2 While the proposed road system is intended to be highly permeable, it will nevertheless be necessary to manage it in a way that separates potential through traffic movements from local access and circulation traffic. To achieve this, a three level local road hierarchy is proposed that comprises "major local" roads, "minor local" roads and "minor access" roads.

3.11.3 Major local roads will be formed by:

- Reserve Road from Pacific Highway to the hospital entrance (to be suitable for buses).
- Reserve Road from Westbourne Street to the north into the Artarmon industrial area.
- Westbourne Street from Pacific Highway to Herbert Street.

3.11.4 All other streets will be "minor local" or "access" roads. The major local roads will typically have carriageways 12 to 13 metres wide and priority at intersections and will read as being higher order streets.

3.11.5 The minor local streets will typically have two traffic lanes plus indented parking where appropriate. Minor access roads are intended to carry only limited through traffic and will emphasise pedestrian movements.



Figure 18 Road Hierarchy (Source: Cox Richardson)

3.12 Pedestrian and Cycle Access

3.12.1 A direct pedestrian connection through the campus is proposed between St. Leonards Railway Station and the existing TAFE at the corner of Westbourne Street and Pacific Highway, via the Herbert Street pedestrian bridge, Precinct 4, the Precinct 3 and the new consolidated hospital building. This route will have continuous grades accessible to pedestrians, cycles and wheelchairs.

3.12.2 The project involves the realignment of the existing pedestrian overbridge over Herbert Street to provide a more direct, level and obvious pedestrian route between St Leonards Railway Station and Precinct 4. The proponent will review and replace directional signage throughout St Leonards Railway Station to ensure that the new pedestrian route is clear and apparent to all rail users. Disabled access is also to be improved from St Leonards Station as a result of the realigned pedestrian bridge and new graded access through the site.

3.12.3 A statement of commitment has been made by the proponent on this basis however the Department recommends that an additional modification be imposed upon the approval which requires the pedestrian overbridge to be improved in terms of design and visual impact so as to achieve a desirable urban design outcome.

3.12.4 The public domain of roads and footpaths proposed throughout the site facilitate pedestrian access to

all development precincts surrounding the hospital. Through-site pedestrian links to surrounding destinations are proposed, such as Gore Hill Park, 207 Pacific Highway, North Sydney Institute of TAFE, former ABC site, and the industrial and residential areas to the north and east of the site.



Figure 19 Public Linkages (Source: Cox Richardson)

3.13 Car Parking

- 3.13.1 The existing multi-storey car park off Reserve Road will be retained to serve the RNS private hospital, public hospital staff and activities associated with re-use of the existing hospital building. Additional parking for the new public hospital including that for visitors, patients and others needing immediate parking will be provided beneath the new hospital building.
- 3.13.2 Other new non-hospital development will have its own parking beneath or beside it. It is intended that a constraint be placed on car parking with the aim of reducing reliance on private vehicle transport. Subject to the formulation of a hospital "green plan", no future increase in hospital parking is proposed, notwithstanding ongoing future growth of the RNS hospital over time.

3.14 Landscaping

- 3.14.1 The overall characteristic of the landscape is to provide a sustainable and visually distinctive environment, reflecting the needs and origins of a landscape integrated with a health facility. The proposed landscape treatment seeks to provide a co-ordinated response to the site that incorporates both endemic and cultural planting layers. Integrating the existing heritage buildings and plantings has been carried out by use of a central landscape spine running approximately north south from the ridge to the southern section of the site.
- 3.14.2 Pocket parks are located across the campus to encourage the use of open space, taking advantage of the proposed built form by forming protected environments distinguished by colourful ornamental planting such as Jacarandas and Magnolias, supplemented with native under planting and grassed zones. The relationship of the heritage precinct to Gore Hill Park is clarified by clear site lines under and through the Hoop Pines that line Reserve Road from the front of the heritage buildings to Gore Hill Park.



Figure 20 Landscape Plan (Source: Taylor Brammer)

3.15 Publicly Accessible Open Space (On Site)

- 3.15.1 The development proposal involves the creation of a number of publicly accessible open spaces in Precincts 3 to 7.
- 3.15.2 Precinct 3 will comprise the curtilage of the existing heritage building grouping and will anchor the landscape character of the site. The cruciform configuration of Red Road and Eileen Street seeks to ensure that all precincts have ready access and visual linkages to this open space and the principal pedestrian route through the site will pass through the middle of this precinct.
- 3.15.3 Precinct 4 will contain ornamental trees and planting beds but will be a predominantly hard paved urban space forming the open space focus of retail activity concentrated in the southern end of the site. It aims to provide an activating open space for pedestrians moving between St Leonards Railway Station and RNS public hospital entry, and provide a landscaped southern termination of Red Road.
- 3.15.4 Precinct 5 will retain existing large fig trees, but will nevertheless be an urban space providing connection between Herbert Street and the central heritage Precinct and Hospital. Precinct 7 Park will provide a local amenity for inhabitants and users of Precincts 6 and 7 and the surrounding residential community. It will also serve to maintain a degree of permeability and modulated scale along Herbert Street.
- 3.15.5 These open spaces have been positioned so that all proposed roads enjoy vistas toward landscaped space, providing visual amenity and strong linkages between built-up areas and open space. To reinforce the public amenity of these open spaces, the proposed height controls have been developed to ensure generous daylight access and protection from overshadowing. The spaces have also been dispersed throughout the site to maximise their accessibility and enjoyment by all site users.

3.16 Improvement of Amenities and Services

- 3.16.1 Legally binding agreements between the proponent of non hospital related development, RTA, Council and other agencies shall be prepared and executed prior to or concurrent with the lodgement of any subsequent application for development (excluding hospital development and any approved demolition and preparatory site works).
- 3.16.2 The agreement may include a combination of financial contributions in the order of \$3.5 million, works in kind and dedication of certain public open space and road infrastructure. A number of improvements to amenities and services will be made including road network and intersection works and provision of public open space and community facilities.

3.17 Land Tenure and Ownership

- 3.17.1 It is intended that the following land tenure and ownership arrangements be made in relation to the land precincts comprising the RNS public hospital site (including land titled rights of way).

Hospital Ownership

- *Precinct 1*
- *Reserve Road north*
- *Red Road north*
- *Westbourne Street East*
- *Eileen Street West*

Private Ownership

- *Precinct 3*
- *Precinct 4*
- *Precinct 5*
- *Precinct 6*
- *Precinct 7*

Dedicated Public Roads

- *Red Road south*
- *Eileen Street east*
- *Blue Road*
- *Yellow Road*

4 STATUTORY CONTEXT

4.1 The Environmental Planning and Assessment Act 1979

- 4.1.1 Part 3A of the Environmental Planning and Assessment Act 1979 (the Act) commenced operation on 1 August 2005. Part 3A consolidates the assessment and approval regime of all Major Projects previously considered under Part 4 (Development Assessment) or Part 5 (Environmental Assessment) of the EP&A Act.
- 4.1.2 Under the provisions of Section 75B of the Act development may be declared to be a Major Project by virtue of a State Environmental Planning Policy or by order of the Minister published in the Government Gazette.

4.2 State Environmental Planning Policy (Major Projects) 2005

- 4.2.1 State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) outlines the types of development declared a project for the purposes of Part 3A of the Act.
- 4.2.2 For the purposes of the Major Projects SEPP certain forms of development may be considered a Major Project if the Minister (or his delegate) forms the opinion that the development meets criteria it.
- 4.2.3 On 8 March 2006, the Minister formed the opinion that the development meets the criteria set out in Schedule 1, Group 7, Clause 18 of the Major Projects SEPP, namely:

Hospitals that have a capital investment value of more than \$15 million for the purposes of providing professional health care services to people admitted as in patients (whether or not out patients are also cared for or treated there), including ancillary facilities for:

- a) day surgery, day procedures or health consulting rooms, or*
- b) accommodation for nurses or health care workers, or*
- c) accommodation for persons receiving health care or for their visitors, or*
- d) shops or refreshment rooms, or*
- e) transport of patients, including helipads and ambulance facilities, or*
- f) educational purposes, or*
- g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or*
- h) any other health related use*

- 4.2.4 This opinion was formed on the basis that the hospital redevelopment, with a Capital Investment Value (CIV) of \$407 million, exceeds the \$15 million threshold identified within the SEPP. Accordingly, the Minister is the approval authority and he concurrently authorised the submission of a concept plan for the site. The overall CIV of the project (including private development) is \$1 billion. The Department's fee for the site redevelopment has been based upon this figure.
- 4.2.5 At that time, the Minister agreed to commence the process of making the RNSH site a State significant site (SSS) in Schedule 3 of the Major Projects SEPP. The Minister simultaneously instructed the Director-General to have a study undertaken pursuant to Clause 8 of the Major Projects SEPP.
- 4.2.6 Schedule 5 of the Major Projects SEPP also lists development as indicated below as being a Critical Infrastructure Project on land comprising the Royal North Shore redevelopment site.
- 4.2.7 Development for the purposes of redeveloping the RNSH redevelopment site, including development for any of the following purposes is taken to be a critical infrastructure project:
- (a) refurbishing or replacing the main hospital buildings and emergency service facilities,*