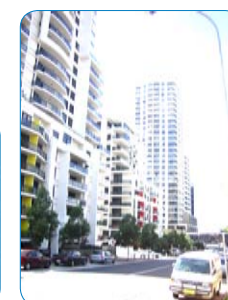


RNSH



# Royal North Shore Hospital

Campus Redevelopment Concept Plan

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



CONCEPT PLAN





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 Concept Plan 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.

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 specialty 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.





# 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 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 have formed the basis of this report, and are summarised at Section 5

## 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 four 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.