



5th November 2007

Mr Sam Haddad
Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Att: Michael File

Dear Michael

Royal North Shore Hospital MP06-0051

As previously discussed, two of the Modifications made by the Minister to the above Concept Plan, create problems for the streamlined delivery of the new hospital under the Public Private Partnership (PPP) process. These relate to the timing of the Traffic Management and Accessibility Plan (TMAP) for the site and the agreement in respect to public transport.

On that basis, I have enclosed an application under Section 75W of the *Environmental Planning and Assessment Act 1979* for a modification of the Concept Plan Approval MP06-0051 to amend the conditions in question. It is our view that the modification would result in substantially the same development with no impact on the environment. Accordingly, further public exhibition of this project is not considered warranted.

A cheque for \$750.00 is enclosed for the assessment fee.

If you need any further information, please call me on 0410 432 505 or 9661 8019.

Yours sincerely
Urban Planning Outcomes

A blue ink signature of Leoné McEntee, written in a cursive style.

Leoné McEntee
Director

Cc *Stuart Suthern-Brunt, BurnsBridge*
John Armstrong, NSW Health

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Royal North Shore Hospital
Major Project MP06-0051

November 2007

Application for Modification of Approval
under Section 75W of the
Environmental Planning and Assessment Act
1979

Prepared by:

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1. The Approved Project

On 13th April 2007, the Minister for Planning approved the:

- the Concept Plan for the Royal North Shore Hospital site; and
- demolition and preparatory work to ground level on the site.

The approval was subject to modifications of the Concept Plan and Conditions for the preparatory work. The purpose of this report is to seek a minor modification of two of the Modifications imposed by the Minister as outlined below.

2. Background

The redevelopment of the Royal North Shore Hospital is being delivered through a Public Private Partnership (PPP) between NSW Health and a private sector consortium. The selection process for the successful consortia is currently in progress and is due to be substantially completed early in 2008. It is intended that the successful consortia submit a Project Application for the construction of the hospital as soon as possible following confirmation of their selection.

To the end, NSW Health seeks to modify the Concept Plan to remove and/or amend two of the modifications currently in place in the approval to facilitate delivery of the hospital in a timely and streamlined manner without the direct involvement of NSW Health in the Project Application process. This application process is intended to be the successful consortia's full responsibility.

In order to achieve the efficient delivery of the hospital, two of the modifications in the Concept Plan approved by the Minister need to be amended. These are Modification 9.1 and Modification 10.1. Both of these modifications relate to transport planning and provision. The proposed modification of these provisions is outlined below.

3. Features of the modification

3.1 M9 - Public Transport Provision

Modification 9.1 requires:

"The Proponent for development within Precincts 3, 4, 5, 6 and 7 shall seek to enter into an agreement with the RTA, State Transit Authority (STA) and Ministry of Transport (MOT) to facilitate provision of additional bus services and other public transport improvements within and surrounding the site. The final outcome shall accompany the first subsequent application for development within Precincts 3, 4, 5, 6 or 7".

During negotiation of the approval this modification was clearly intended to apply to those precincts that were not intended to be used for hospital or health related purposes, but rather to apply to the "development parcels". Since that time it is apparent that the community health aspect of the hospital is likely to be located within Precinct 5 or 6. As a result part of the hospital development may trigger the agreement between RTA, STA and MOT which was not the original intent of the modification.

In order to clarify this situation and make it clear that the hospital/health related development was not intended to be subject to this provision NSW Health requests that modification M9.1 be amended to read as follows:

*"The Proponent for **non hospital or health related** development within Precincts 3, 4, 5, 6 and 7 shall seek to enter into an agreement with the RTA, State Transit Authority (STA) and Ministry of Transport (MOT) to facilitate provision of additional bus services and other public transport improvements within and surrounding the site. The final outcome shall accompany the first subsequent application for **non hospital or health related** development within Precincts 3, 4, 5, 6 or 7."*

The addition of the words shown above in bold to the existing modification make the intent of the modification clear.

3.2 M10 – Transport and Accessibility Plan (TMAP)

Modification 10.1 requires a TMAP *"....to be submitted to and approved by the Director-General prior to or concurrent with the lodgment of any subsequent application for development (excluding the approved demolition and preparatory site works to ground level"*

The provision of a TMAP for the entire site at the time that the next application is lodged is considered to be premature. The next application likely to occur on the site will be the Project Application for the hospital which will be lodged by the successful consortia, probably shortly after they are selected. At this time, they will not be in a position to determine the exact land uses for the remaining land on site to the degree necessary to undertake a TMAP exercise. In addition, the process of undertaking the TMAP for the entire site will significantly delay the construction and delivery of this important piece of public infrastructure.

Given that the hospital component of the Royal North Shore site is a significant one and one which will involve significant public and private traffic generation, it is important for the hospital proposal to address the transport issues and to ultimately consider the strategic position of the hospital in terms of traffic and transport into the future. However the new hospital will essentially replace an existing facility and therefore to a large degree, the development is "like for like".

It would be expected that a traffic and transport plan be required as part of the Director-Generals requirements for the Project Application for the hospital. This would address all of the traffic and transport issues pertaining to the hospital to ensure that these are adequately dealt with and appropriately assessed. In that context, the traffic and transport plan for the hospital should be a component of the overall TMAP for the site which can't be addressed until the future planning for the site is known

Therefore, NSW Health seeks to have Modification 10.1 reworded as follows:

"10.1 A Transport Management and Accessibility Plan (TMAP) shall be submitted to and approved by the Director-General prior to or concurrent with lodgment of applications for non hospital development"

4. Environmental Impact

The proposed modifications do not impose any environmental impacts on the receiving environment. The modifications are requested to clarify the intent of the original modification in terms of M9.1 and to provide appropriate and workable timeframes for the submission of the TMAP's which will not adversely impact on the delivery of the hospital or community health functions of the hospital.

The environmental impacts of the traffic and transport aspects of the redevelopment of the actual hospital and community health facilities will be assessed as part of the Project Application submitted as part of the development process and therefore the later lodgment of the TMAP for the site will not adversely impact on the actual traffic and transport issues of the physical development. It is also likely that a Construction Management Plan will be submitted prior to construction of the hospital which will address the construction traffic issues.

These measures allow the efficient delivery of a critical piece of State infrastructure and for the risk associated with the process to be fully understood and considered by the PPP proponents and the subsequent purchaser of the remaining land.

5. Conclusion

The proposed modifications of the Concept Plan for the Royal North Shore Hospital site are aimed at improving clarify of the intent of requirements and providing a workable timeframe and extent of responsibility for the development of the hospital infrastructure. The proposed modifications will have no environmental impact and will not significantly change the outcome or process of the Concept Plan.

On that basis, NSW Health looks forward to the Ministers favourable consideration of this application.



Leoné McEntee BA, DURP, Grad Dip Nat Resources Law
Director
Urban Planning Outcomes Pty Ltd