



BT/BG
15629
18 February 2016

Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2000

Dear Ms McNally

**MODIFICATION TO MP 08_0153 – STAGE 2
PROJECT APPLICATION APPROVAL – NEUROSCIENCE RESEARCH PRECINCT**

This Section 75W Modification has been prepared to modify Project Approval MP 08_0153 – Stage 2 for the Neuroscience Research Precinct within the Prince of Wales Hospital site, in Randwick, Sydney. It is submitted to the Minister for Planning and Environment (or delegate) in accordance with section 75W and Clause 3C of Schedule 6A of the *Environmental Planning and Assessment Act 1979* (the Act), on behalf of Neuroscience Research Australia (NRA) (formerly known as Prince of Wales Medical Research Institute).

The project approval for development of the site, as described in **Section 1.0** of this letter, was granted under delegation on 31 January 2010, subject to conditions.

The proposed modification seeks approval for the enclosure of an outdoor terrace for the purpose of a multi-purpose space for seminars and functions and subsequent fitout for offices for research administration once the Stage 2C Auditorium is completed.

This application identifies the consent and describes the proposed modifications and is accompanied by:

- Section 75W modification form, including landowners consent (**Attachment A**);
- Political Donations disclosure statement (**Attachment B**);
- Revised architectural plans, prepared by Cox Richardson, dated December 2015 (**Attachment C**);
- BCA Statement, prepared by Group DLA, dated January 2016 (**Attachment D**);
- Disabled Access Statement, prepared by Access Associates Sydney, dated January 2016 (**Attachment E**); and
- Stormwater Statement, prepared by Taylor Thomson Whitting, dated January 2016 (**Attachment F**).

This application should be read in conjunction with the following documents:

- The Environmental Assessment Report prepared by JBA, dated May 2009, relating to MP 08_0153;
- The Preferred Project Report and Response to Submissions, prepared by JBA, dated November 2009, relating to MP 08_0153; and
- A copy of the Notice of Determination of Major Project 08_0153 (**Attachment G**).

1.0 BACKGROUND

1.1 Concept Plan

On 31 January 2010, the then Minister for Planning approved a Concept Plan (MP 08_0086) for the Neuroscience Research Precinct, Barker Street Randwick. The Concept Plan for the neuroscience research precinct comprised of the following components:

- Three stages of development;
- Construction of a maximum of 61,000m² of medical research GFA;
- A maximum height of RL 89.0M and maximum of 12 storeys;
- Car parking;
- Utilities; and
- Landscaping.

1.2 Stage 1

Stage 1 was approved by Randwick Council on 25 September 2007 under development consent DA/468/2007. (Please note Stage 1 was approved prior to the Concept Plan but was later included as a Stage 1 Project Application of the Concept Plan).

Stage 1 was for additions to Prince of Wales Medical Institute, comprising the following components:

- Additional open office spaces located to the north east and south west corners of the building envelope; and
- Additional stairs and rooftop plant room located above the north eastern addition.

1.3 Stage 2

Stage 2 Project Application was concurrently submitted with the Concept Plan. On 31 January 2010, the then Minister for Planning approved a Project Application (MP 08_1053) for Stage 2 of the Neuroscience Research Precinct at Barker Street, Randwick. The key components of the development comprise:

- Demolition of existing structures;
- Excavation;
- Construction of a seven storey building comprising 25,470m² of GFA to be delivered in four sub-stages;
- 226 car parking spaces over two levels of basement car park (176) and an at grade car park (50);
- Loading facilities; and
- Landscaping and associated physical infrastructure works.

The four sub stages of development include Stage 2A, 2B, 2C and 2D. Stage 1 and Stage 2A have been built and have been progressively occupied.

2.0 THE SITE

The site is bound by Barker Street, Hospital Road, Francis Martin Drive and Easy Street, but excludes the site of the Kiloh Centre.

The site is located in the south western corner of the Prince of Wales Hospital (POWH) Precinct and abuts adjacent POWH uses, to the east and north. The Concept Plan site is identified as a Research Precinct within the POWH Precinct. To the south of the site are stables, a public high school, and shops. Development to the west of the site, across Hospital Road, is typified by low rise residential development.

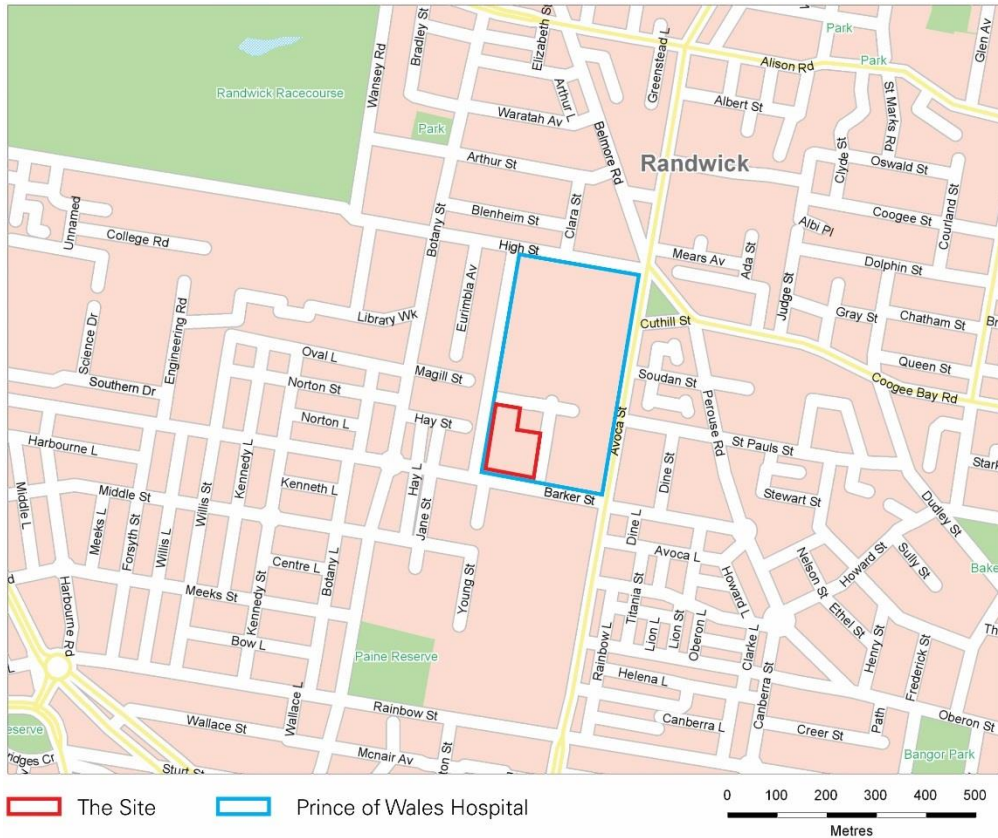


Figure 1 – Site location plan

3.0 PROPOSED MODIFICATIONS

The proposed modification relates to Stage 2 Major Project Application (08_0153) and includes the following works:

- Enclose the majority of the terrace on level 3;
- Increase the gross floor area by 290m²;
- Utilise the enclosed terrace for seminars/education and functions initially; and
- Undertake a fitout for the purposes of offices for research and administration once Stage 2 auditorium is completed.

The proposed use of the enclosed terrace will be for multi-purpose use, initially for seminars, lectures/education, functions and occasional conferences (maximum 2 per year). The events will be hosted by Neuroscience Research Australia (NeuRA) and research partners and will be attended by an approximate average of 50 to 100 people. The enclosed terrace will be used predominantly during the day with an average of 10-15 hours per week and a maximum of 30 hours per week.

Once the Stage 2C Auditorium is completed, the enclosed terrace will be fitted out for additional office and administration areas associated with research. The use is consistent with the Concept Plan Approval and Stage 2 Project Approval.

The extent of the proposed modification is shown in the Architectural Plans prepared by Cox Richardson Architects and is included at **Appendix C**. The maximum height of the new roof plane will not exceed 58.850m AHD. **Figure 2** shows the enclosed terrace as viewed from the east.

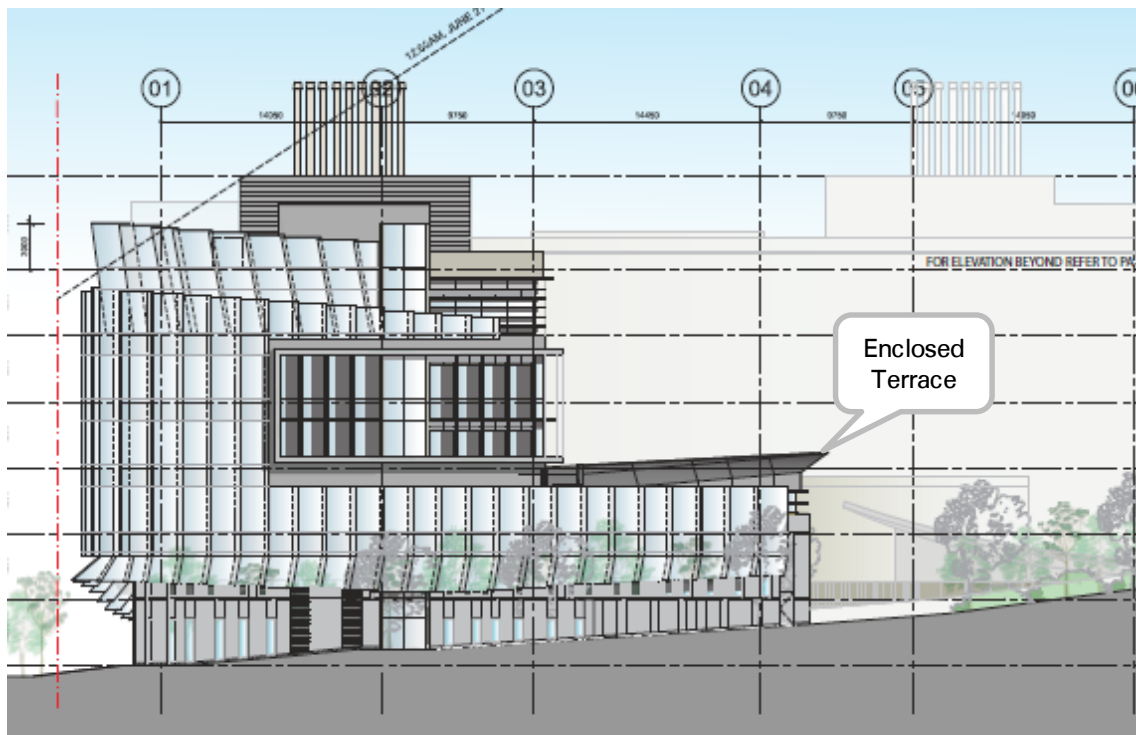


Figure 2 – East Elevation
Source: Cox Richardson Architects

3.1 Numerical Overview

The proposed enclosure of the outdoor terrace at Level 3 will increase the GFA by 290m² in Stage 2A. All other approved key development statistics are not proposed to be modified.

The approved GFA for the entire Stage 2 (i.e. once Stage 2D is constructed) is 25,740 m² and therefore an increase in GFA of 290m² represents a minor increase of 1.14% overall. If Stage 2A was considered in isolation, the additional GFA represents a proportional increase of 2.37%, also considered to be a minor increase.

The proposed seminar/education use will help facilitate future stages on site with the allocation of early seminar space which will be utilised by research groups on site which is in the interest of the public. This is consistent with the aims of the Concept Plan and will facilitate a smoother process as future stages get built and permit necessary decant from the former villa spaces.

3.2 Proposed Modification to the Instrument of Approval

The proposed modification described above necessitates amendments to Condition A2 within Schedule 2 of the Major Project 08_0153 Approval. The proposed amendments are identified below. Where relevant, the conditions have been restated, words proposed to be deleted as shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

A2 Development in Accordance with Plans and Documents

The development will be undertaken in accordance with the following drawings and documents:

Neuroscience Research Project, Barker Street, Randwick, Environmental Assessment Report Concept Plan and Project Application and Appendices prepared by JBA Urban Planning Consultants on behalf of the Prince of Wales Medical Research Institute, dated May 2009

Neuroscience Research Project, Major Projects MP 08_0086 and MP08_0153, Preferred Project Report and Statement of Commitments and Appendices prepared by JBA Urban Planning Consultants on behalf of the Prince of Wales Medical Research Institute, dated November 2009

Architectural (or Design) Drawings prepared by Cox Richardson

Drawing No.	Revision	Name of Plan	Date
PA-001	09	Project Application Proposed Site Plan (Stage 2)	Oct 2009
PA-002	03	Stage 2 – 3D View	April 2009
PA-201-2A	10	Level 1 Floor Plan (Ground)	Oct 2009
PA-201-2B	09	Level 1 Floor Plan (Ground)	Oct 2009
PA-201-2C	09	Level 1 Floor Plan (Ground)	Oct 2009
PA-201-2D	11	Level 1 Floor Plan (Ground)	Oct 2009
PA-201-2A	09	Level 2 Floor Plan	Oct 2009
PA-202-2B	08	Level 2 Floor Plan	Oct 2009
PA-202-2C	08	Level 2 Floor Plan	Oct 2009
PA-202-2D	08	Level 2 Floor Plan	Oct 2009
PA-203-2A	09 10	Level 3 Floor Plan	Oct 2009 <i>Dec 2015</i>
PA-203-2B	09 10	Level 3 Floor Plan	Oct 2009 <i>Dec 2015</i>
PA-203-2C	08 09	Level 3 Floor Plan	Oct 2009 <i>Dec 2015</i>
PA-203-2D	08 09	Level 3 Floor Plan	Oct 2009 <i>Dec 2015</i>
PA-204-2A	09 10	Level 4 Floor Plan	Oct 2009 <i>Dec 2015</i>
PA-204-2B	08 09	Level 4 Floor Plan	Oct 2009 <i>Dec 2015</i>
PA-204-2C	08 09	Level 4 Floor Plan	Oct 2009 <i>Dec 2015</i>
PA-204-2D	08	Level 4 Floor Plan	Oct 2009

	09		Dec 2015
PA-205-2A	09	Level 5 Floor Plan	Oct 2009
PA-205-2B	08	Level 5 Floor Plan	Oct 2009
PA-205-2C	09	Level 5 Floor Plan	Oct 2009
PA-205-2D	09	Level 5 Floor Plan	Oct 2009
PA-206-2A	09	Level 6 Floor Plan	Oct 2009
PA-206-2B	08	Level 6 Floor Plan	Oct 2009
PA-206-2C	09	Level 6 Floor Plan	Oct 2009
PA-206-2D	09	Level 6 Floor Plan	Oct 2009
PA-207-2A	09	Level 7 Floor Plan (Plant)	Oct 2009
PA-207-2B	08	Level 7 Floor Plan (Plant)	Oct 2009
PA-207-2C	09	Level 7 Floor Plan (Plant)	Oct 2009
PA-207-2D	09	Level 7 Floor Plan (Plant)	Oct 2009
PA-208-2A	10	Roof Plan	Oct 2009
PA-208-2B	09	Roof Plan	Oct 2009
PA-208-2C	10	Roof Plan	Oct 2009
PA-208-2D	10	Roof Plan	Oct 2009
PA-209-2A	09	Basement Floor Plan Level B1	Oct 2009
PA-209-2B	10	Basement Floor Plan Level B1	Oct 2009
PA-209-2C	10	Basement Floor Plan Level B1	Oct 2009
PA-209-2D	10	Basement Floor Plan Level B1	Oct 2009
PA-210-2A	09	Basement Floor Plan Level B2	Oct 2009
PA-210-2B	10	Basement Floor Plan Level B2	Oct 2009
PA-210-2C	10	Basement Floor Plan Level B2	Oct 2009
PA-210-2D	10	Basement Floor Plan Level B2	Oct 2009
PA-301	09	South Elevation, Stage 2A, 2B & 2D	Oct 2009
PA-302	09 10	East Elevation Stage 2A & 2C	Oct 2009 Dec 2015
PA-303	09 10	East Elevation Stage 2D	Oct 2009 Dec 2015
PA-304	09 10	North Elevation Stage 2A & 2B	Oct 2009 Dec 2015
PA-305	09 10	North Elevation Stage 2C & 2D	Oct 2009 Dec 2015
PA-306	09	West Elevation Stage 2A & 2B	Oct 2009
PA-307	09	West Elevation Stage 2D	Oct 2009
PA-310	09	South Elevation	Oct 2009
PA-311	09 10	East Elevation	Oct 2009 Dec 2015
PA-312	09	North Elevation	Oct 2009
PA-313	09	West Elevation	Oct 2009
PA-314	09	East Section AA	April 2009
PA-315	09	Section BB	April 2009
PA-401	09	Sections A-A & B-B	Dec 2015
PA-402	08 09	Sections C-C & D-D	Oct 2009 Dec 2015
PA-500	04	Materials Board	Oct 2009
PA-600	05	Photomontage (View from Corner Easy Street & Barker Street)	Oct 2009
PA-601	05	Photomontage (View from Barker Street Stage 2A)	Oct 2009
PA-602	05	Photomontage (View from Easy Street)	Oct 2009
PA-603	05	Photomontage (View from Courtyard)	Oct 2009

PA-604	01	Photomontage (View from Hospital Road & Barker Street Corner)	Oct 2009
Landscape Plan prepared by Tract Consultants Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
LD SK 01	02	Landscape Plan, Ground Floor	21/1-.09
All conditions of this approval			

4.0 JUSTIFICATION

4.1 Justification to the design modifications

The proposed modifications to the development involve minor design changes which will enable NeuRA an area for seminars and functions initially, and once Stage 2 Auditorium is completed, additional office and administration area associated with research purposes.

4.2 Justification to Modification to Conditions

The justification for the proposed modifications to Condition A2 are provided below:

A2 – Development in Accordance with Plans and Documents

In line with the modification to enclose the Level 3 terrace area, the amendments to Condition A2 are sought to ensure that the description of development and schedule of approved plans accurately describe the Project as modified. Further, PA-401 Section A-A & B-B Rev 9, is included to rectify an administrative error.

5.0 PLANNING ASSESSMENT

The Environmental Assessment Report submitted with the original Project Application (MP 08_0153) addressed the following environmental impacts:

- Consistency with Relevant Legislation, Strategic and Statutory Plans;
- Built Form;
- Amenity;
- Traffic, Access and Parking;
- Heritage;
- Contamination;
- Geotechnical implications;
- Hydraulic/Engineering; and
- Accessibility.

The planning assessment of the proposed modified Project remains generally unchanged with respect to the above matters. The following matters, however, warrant further assessment:

5.1 Consistency with Relevant Legislation, Strategic and Statutory Plans

The original Project was assessed against the following:

- Airports Act 1996;
- Airports (Protection of Airspace) Regulation 1996;
- *Environmental Planning & Assessment Act 1979*;
- State Environmental Planning Policy (Major Projects) 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 55 – Remediation of Land;

- Randwick Local Environmental Plan 1998;
- Randwick Campus Development Plan;
- Metropolitan Plan for Sydney 2036; and
- East Subregion Draft Subregional Strategy.

The proposed modification is not considered significant enough to warrant re-assessment of the development against legislation, strategic and statutory plans as listed above. The proposed modification is considered to be consistent with the aims and objectives of the above legislation.

5.2 Consistency with the Concept Plan

The proposed modification to the Stage 2 development are minor works and have been designed to accord with the Statement of Commitments for the overall Concept Plan.

The Concept Plan allows for a maximum of 61,000m² GFA once Stage 3 is developed. The minor increase of GFA of 290m² would not result in the overall development exceeding the maximum approved GFA under the Concept Plan or it going beyond the approved Stage 2 building envelopes. Considering the remainder of Stage 2 and 3 have not been developed yet, it is likely the minor increase in GFA will be absorbed within the remainder of the works. Therefore, the modification is consistent with the aims and objectives of the overall Concept Plan.

5.3 Built Form

The proposed modification for the enclosed terrace is a single storey component on level 3, and is confined to the terrace area. It would not extend beyond the approved building envelope. The roof will be a metal grey colourbond material and will have a maximum of 58.850m AHD and will present as a sculpted, projecting roof form.

The enclosed terrace will be setback from the eastern edge of the terrace, behind and detached from the existing glazed façade screen and the scale will be proportionate to the existing scale and massing of the development. The additional GFA is minor and will not significantly alter the overall bulk and scale of the approved development as the proposed modification is contained wholly within the overall Stage 2 building envelopes, as approved.

5.4 Visual and Acoustic Impact

The proposed modifications will not be visible from Barker Street and are considered to be of a high quality design and consistent with the approved building. The enclosure of the terrace will ensure there will be no adverse acoustic impact to surrounding developments.

5.5 Overshadowing Impact

The proposed amendments to the Stage 2 development are minimal and will not adversely overshadow the surrounding development beyond that expected as a result of the Concept Plan.

5.6 Traffic

The proposed enclosed terrace creates an alternative venue with improved facilities to the current meeting room space in Villa 2 located on Hospital Road. Seminars and lectures will be transferred from Villa 2 to the new facilities and therefore, it is considered there would be a neutral impact in terms of parking and traffic congestion.

5.7 BCA

Group DLA have undertaken an assessment of the proposed modification in accordance with the relevant provisions of the BCA (refer **Attachment D**). The assessment confirms that the proposed modification will continue to achieve compliance with the relevant provisions of the BCA.

5.8 Access

Access Associates have undertaken an assessment of the proposed modification in accordance with the relevant provisions of the BCA and the Disability Discrimination Act (refer **Attachment E**). The assessment outlines that the continuous accessible paths of travel are proposed to and within all areas normally used by the occupants of the new administration area. Recommendations are also proposed which will be included in ongoing design and will ensure that access provisions for people with physical and sensory disabilities will comply with the requirements of the BCA and Disability Discrimination Act.

5.9 Stormwater

Taylor Thomson Whitting have undertaken an assessment of the proposed modification in terms of stormwater management (refer **Attachment F**). The assessment confirms that the proposed modification is located within a catchment that currently drains to an existing water quality unit device and an on-site detention system (OSD). The roof catchment area does not change with this additional form. The preliminary analysis of the roof drainage of the new works show that downpipes can be connected to the existing water quality unit and OSD system. This will ensure water quality discharging the site is maintained and that the water quantity site discharge complies with Randwick Council's requirements.

6.0 CONCLUSION

This modification seeks to enclose the terrace on level 3 and convert the use to a multi-purpose space for seminars/education and functions and later administrative offices and research facilities to service the specific space and function needs of the Neuroscience Research Precinct. The modifications are minor in nature and do not result in any additional adverse environmental impacts. We therefore recommend this Section 75W modification be approved.

Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962 or bthomas@jbaurban.com.au.

Yours faithfully

Belinda Thomas
Senior Planner