

22 December 2016

David Gibson  
Acting Director  
Social and Other Infrastructure Assessments  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001  
ATT: Peter McManus

Dear David,

**Re: Interim Response: Notification of Modification to Royal North Shore Hospital Concept Plan (MP 06\_0051 MOD 7)**

I write to you in regard the proposed Modification to the Royal North Shore Hospital Concept Plan (MP 06\_0051 MOD 7).

Willoughby City Council appreciates the opportunity to provide comments at this stage in the process.

Council continues to support the redevelopment of the Royal North Shore Hospital and commends the State Government for its commitment to this project in the Willoughby Local Government Area.

The redevelopment of an office building in Precinct 4A which will house administrative and other ancillary functions of NSW Health as detailed in the NSW Health Infrastructure letter dated 6 December 2016 is generally supported, providing valuable employment in this St Leonards Priority Precinct area.

Council would however flag the following issues in these initial comments.

#### **Inadequate documentation and plans**

The Modification seeks to update Condition M2.1 and M2.2 to include the updated Building form in Precinct 4a.

- 1) The documentation is considered inadequate for a full understanding of this Modification.
  - The original Conditions of the Concept Approval (and any following Modification) have not been provided allowing a comparison with what is requested under this Modification.

- For example comparing the proposed deleted Condition M7.1 regarding height with the proposed replacement condition. Also the deletion of M10 regarding the provision of Transport Management and Accessibility Plan. In the interests of transparency, the original conditions should be provided.
  - The NSW Health Infrastructure letter dated 6 December 2016 states details about the proposed new building with regard to total floor space, specific floor space areas, lettable area and car spaces. Where relevant direct comparison should be provided with the original approval.
- 2) The plans provided are considered inadequate for a full understanding of this Modification.
- Figure 5 Indicative Plan
    - This plan is at a reduced scale that is unable to be clearly read, as well as providing insufficient information.
    - A site plan should be provided at an acceptable scale.
    - The footprint of the building as well as all floor space descriptions and any dimensions are to be clearly shown and readable.
    - References to car park entry, driveway entry, vehicle connection to 4B and pedestrian entry alone are insufficient, How these references are to be achieved should be shown drawn on plan.
    - An outline should be provided of the existing approved building locations.
  - Figure 6 Indicative Elevation
    - No indication is provided regarding what elevation is being shown. Clear identification should be shown.
    - An outline should be shown of the existing approved building elevation.
    - No height details are provided.
  - Figure 7 Indicative Section
    - No indication is provided regarding what elevation is being shown. Clear identification should be shown.
    - An outline should be shown of the existing approved building elevation.
    - The height details shown, including Relative levels, are at a scale unable to be read. Furthermore descriptions of what is happening on each level are unable to be read.
- 3) Further information is required to address impacts on Gore Hill Oval and park as detailed below.

### **Impacts on Gore Hill Oval and Park**

The Modification to Precinct 4A should consider any impacts on Gore Hill Oval and Park, being an adjacent important open space area, as follows:

- The visual impact of any building in Precinct 4A, including reflectivity. An architectural response regarding how the building has been designed should be provided to address this concern.
- Solar access impacts. In this regard an analysis should be provided at mid-winter.
- Whether the landscaping on Precinct 4A positively contributes to the landscaping on Gore Hill Oval and Park, and in particular that adjacent Reserve Road (being a major entry point to the Hospital site). It is considered that an opportunity exists to improve the visual quality of this highly utilised area.
- The impact on Gore Hill Oval and Park during the construction process. In this regard it should be noted that Council also has significant upgrading and



improvement plans for this area, planned to be undertaken during 2017 and 2018.

An opportunity exists to ensure works on both sites can be undertaken effectively, minimising any traffic conflict during demolition or construction works. Furthermore, an indicative programme of works is required in order to assist with the coordination of this construction.

#### **Deletion of Condition M10 Transport Management and Accessibility Plan (TMAP)**

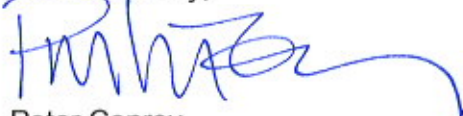
An explanation is provided regarding why this entire Condition should be deleted, which emphasises such a TMAP as being premature considering the major strategic planning work of the Department of Planning and Environment with surrounding Councils including Willoughby. However it is considered that the responsibility of providing a Transport Management and Accessibility Plan (TMAP), as detailed in Conditions M10.1, M10.2 and M10.3 of the Concept Approval, should continue to remain with the hospital redevelopment and any Precinct within.

Any future lodgement of this TMAP may have regard to surrounding strategic work and be specific to Precinct 4A. It should not be deleted from the entire Concept Approval and therefore removed from assessment of Precinct 4A as well as any other identified precincts with the Royal North Shore Hospital site. Transport management and accessibility is considered to be an important and continuing issue on the overall site, as well as any section that is individually planned for redevelopment at a particular chosen time.

If further information is submitted regarding this Modification, Council would appreciate further opportunity to provide comments.

Should you have any enquiries regarding this submission please contact Strategic Planner Craig O'Brien on 9777 7647 or email [Craig.Obrien@Willoughby.nsw.gov.au](mailto:Craig.Obrien@Willoughby.nsw.gov.au).

Yours faithfully,



Peter Conroy  
PLANNING AND INFRASTRUCTURE DIRECTOR