

17 January 2017

The Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attn: Peter McManus

Dear Peter,

**Request for Additional Information for Modification of Concept Plan Royal North Shore Hospital MP06\_0051 (Mod 7)**

On 8 December 2016, the Department of Planning and Environment (DPE) requested additional information in respect to the above proposed modification. The information requested is provided below, which should be read in conjunction with the updated drawings which were submitted to the department on 21 December 2016. In addition, Willoughby Council provided comments on 22 December 2016 which have also been addressed below.

**Department of Planning and Environment**

***Updated Figure 28: Illustrative Master Plan***

An updated Figure 28 correctly depicting the proposed building envelope footprint amendments in Precinct 4a was submitted on 21 December 2016.

***Consideration of Section 7.5 Land Use and Floor Area***

The proposed amendment will see a new building within precinct 4a with a Gross Floor Area (GFA) of approximately 32,000m<sup>2</sup>. The approved Concept Plan allowed for 46,345m<sup>2</sup> GFA in Precinct 4. The proposed modification will not alter the overall GFA in Precinct 4. There is no proposal at this stage for any buildings in area 4b, though an appropriate setback and accessway has been provided along the southern boundary adjoining 207 Pacific Highway. It is acknowledged however that the remaining GFA in Precinct 4 will be reduced to approximately 14,345m<sup>2</sup>. The overall objectives and outcomes proposed in the approved Concept Plan can still be achieved with the revised arrangement.

***Consideration of Section 7.7 Landscape***

A revised Figure 37 has been submitted showing the proposed new arrangement in Precinct 4. As shown in the revised drawing the landscaped area has been amended to remove the area previously located between the two buildings previously proposed. The proposed plaza space identified in the approved concept plan will be retained however the configuration is amended. Further, the landscape area to the north of the building in 4a has been increased slightly as the revised footprint of the building is set back to the south. This will allow for enhancement of the interface with the heritage Precinct 3. The objective of the pedestrian access from Herbert Street and St Leonards Railway Station and the access through the precinct is maintained.



### **Consideration of Section 7.10 Built Form**

Revised Figures 46, 50 and 53 have been provided. As can be seen in these illustrative sections, the proposed changes in built form will not have a significant impact on the surrounding buildings and landscape. Strong built edges between area 'a' and 'b' have been maintained and the pedestrian areas and access between the buildings are also retained. The setback from Herbert Street is not impacted by the proposed modification.

The maximum height identified in the approved Concept plan is not impacted by the proposed modification and the sun plane remains intact.

### **Consideration of Section 7.14 Staging**

The approved Concept Plan identified development of precinct 4a as Stage C to be developed following the Research and Education Building and the main hospital buildings. The proposed modification will not change the sequencing of staging however it should be noted that both Precinct E and F shown in the approved Concept Plan have already been development for hospital related uses. At this stage, there are no plans for the development of Area D, including the eastern portion of precinct 4.

### **Consideration of Section 8.3 Density and Mix of Land Use**

Section 8.3 of the Preferred Project Report identified land uses by Precinct adopting a minimum and maximum GFA per use. The proposed modification will not compromise this on the basis that the proposed commercial land use is below the maximum proposed and there is an opportunity to provide retail and childcare floor space identified in the Concept Plan. It should be noted that the commercial and residential development approved in the Concept Plan have not been constructed. The only development to be progressed on the site to date has been health and hospital related development. In that respect, much of the analysis provided in Section 8.3 is superseded.

### **Consideration of Section 8.7 Sunlight and Daylight Access**

As noted above, updated shadow diagrams have been provided separately. As shown in these diagrams, the proposed amendment to Precinct 4 will not exacerbate the overshadowing impacts on adjacent buildings or open spaces, including Precinct 3 and Gore Hill Oval.

## **Willoughby Council**

### **Inadequate Documentation**

The conditions referred to in the modification are available on the DPE website, however for the purposes of clarity, the conditions are repeated below with a suggested modification:

*M2.1 The development shall be generally in accordance with the following plans and documentation:*

- (a) Royal North Shore Hospital Campus Redevelopment Concept Plan (including accompanying appendices) prepared by Urbis JHD for Burnsbridge Services on behalf of NSW Health dated July 2006.*

*M2.2 Except where amended by the following plans and documentation:*

- (b) Amended Concept Plan and Preferred Project Report (including supporting documentation) prepared by Urbis JHD for Burnsbridge Services on behalf of NSW Health dated November 2006.*
- (c) Statement of Commitments prepared by Urbis JHD for Burnsbridge Services on behalf of NSW Health dated November 2006.*



**Proposed modification:**

*Insert after (c):*

*(d) Drawings prepared by BVN dated 16 December 2016.*

*M7.1 The maximum height of envelopes in Precinct 4a at their southern extremity shall be to 11 storeys with a setback of 8 metres (RL116). Beyond the 11<sup>th</sup> storey and 8 metre setback the envelopes are to be as proposed (i.e. 13 storeys (RL126)).*

**Proposed modification**

*Replace with:*

*M7.1 The maximum height of envelopes in Precinct 4a at their southern extremity shall be 13 storeys (RL126) with a setback of 8 metres from the property boundary.*

Plans have now been submitted which provide these details as discussed above. Details of the actual building and the set out of various uses will be provided as part of a development application. These are not considered critical to the approval of the Concept Plan modification and were not provided as part of the original Concept Plan. As discussed above, the uses, GFA and height are generally consistent with the approved Concept Plan.

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

The issues raised by Council are addressed above in response to the DPE queries and /or below.

- The visual impact of the proposal is addressed in the context of the amendment to the approved Concept Plan – which is only an amendment to the footprint and not to height. The visual impact in terms of reflectivity cannot be addressed at this stage as the final design of the building is yet to be completed and as this is not a development application assessment it is not appropriate at this stage.
- Solar access impacts have been addressed in the shadow diagrams submitted in late December which shows there is no additional impacts on Gore Hill Oval and Park.
- The details of the landscaping will be provided at the development application stage when it is fully designed. The comments made by Council will be considered at that stage.
- HI and North Sydney Local Health District have met with Council and discussed its proposal for Gore Hill Park, including construction traffic impacts related primarily to the hospital's entrance along Reserve Road. HI is working with Council to ensure that the construction process is undertaken in a way to minimise impacts on each other and the users of the facilities.

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

HI notes Council's comments about the proposed deletion of this condition. However HI hold the view that the proposed development of Precinct 4a is relatively minor in the context of what was originally proposed in the approved Concept Plan. Given the location of the precinct to St Leonards Station and public transport generally, it would be more appropriate for transport management and access to be considered as part of the development application for this site as per any other application for such as building.

HI will contribute to the overall strategic transport study, however it is not considered that a TMAP at this stage is warranted until the future of the larger area is determined.

If you have any questions or require further information, please call Leone McEntee on 99785420 or 0410432505.

Yours sincerely



Sam Sangster  
**Chief Executive**