

# Notice of Modification

Section 75W of the *Environmental Planning and Assessment Act 1979*

As the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



**The Hon Anthony Roberts MP**  
**Minister for Planning**

Sydney

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2017

## SCHEDULE 1

<b>Concept Plan Approval:</b>	<b>MP 06_0051</b>
<b>Land:</b>	Royal North Shore Hospital, Lot 21 and 22 DP 863329 and Lot 102 DP 1075748
<b>For the Following:</b>	Redevelopment of Royal North Shore Hospital (RNSH)
<b>Modification Number:</b>	MP 06_0051 MOD 7
<b>Modification Proponent:</b>	NSW Health Infrastructure
<b>Modification:</b>	<p>MP 06_0051 MOD 7 includes:</p> <ul style="list-style-type: none"><li>• the consolidation of Site 4a building envelopes in Precinct 4 into a single building envelope;</li><li>• an amendment to modification of approval M7.1 '<i>Building Height</i>' to delete reference to southern boundary eight metre setback requirement;</li><li>• an amendment of modification of approval M2.1 and M2.2 <i>Approved Plans and Documentation</i> and conditions of consent C1.4 and C1.5 <i>Terms of Approval</i>, to provide reference to the updated MP 06_0051 MOD 7 plans and documentation;</li><li>• an amendment of modification of approval M10 <i>Transport Management and Accessibility Plan</i>; and</li><li>• deletion of Statement of Commitment requiring the delivery of a 180 space child care centre in Precinct 7.</li></ul>

## SCHEDULE 2

1. In Schedule 1, Part C – Modifications of Approval, M1(e) Terms of Approval is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

M1.1(e). The following minimum and maximum GFA for each broad land use:

- (iv) A maximum of 76,200 m<sup>2</sup> shall be developed for residential use (~~and a minimum of 42,5000 m<sup>2</sup>~~).
- (v) A minimum of 15,000 m<sup>2</sup> shall be developed for the purpose of temporary accommodation **in Precinct 4 and Precinct 5**, of which:
  - A minimum of 10,000 m<sup>2</sup> shall be developed for the purposes of nursing and student accommodation; ~~and~~
  - A minimum of 5,000 m<sup>2</sup> shall be developed for the purpose of short term, hotel style accommodation; **and**
  - **A minimum of 7,500 m<sup>2</sup> of temporary accommodation shall be developed in Precinct 4.**

Note: if it can be successfully demonstrated to the Secretary that arrangements are in place for provision of temporary accommodation within the total GFA identified for residential use, as referred at Modification M1.1(e)(i), this can be subtracted from the minimum total GFA identified for temporary accommodated, as referred to at Modification M1.1(e)(ii).

- (vi) A minimum of 77,500 m<sup>2</sup> shall be developed for employment generating uses.

Despite the above, the total maximum GFA shall not exceed 178,370 m<sup>2</sup>

2. In Schedule 1, Part C – Modifications of Approval, M1(f)(iii) Terms of Approval is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

M1.1(f). The following broad land use distribution across the development precincts:

- (iii) Precinct 5 shall be development for employment generating land uses ~~only~~ **and may include residential and temporary accommodation.**

3. In Schedule 1, Part C – Modifications of Approval, M2 Approved Plans and Documentation is amended by the insertion of the **bold and underlined** words as follows:

### **M2 Approved Plans and Documentation**

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.*
- (d) **Request for Modification of Concept Plan under section 75W of the Environmental Planning and Assessment Act 1979 prepared by NSW**

**Health Infrastructure and dated 6 December 2016 and drawings prepared by BVN dated 16 December 2016.**

4. In Schedule 1, Part C – Modifications of Approval, M7.1 Building Height is deleted and replaced by the insertion of the **bold and underlined** words as follows:

**M7.1 The maximum height of the envelope in Site 4a of Precinct 4 must be no greater than 13 storeys or RL 126, whichever is the lessor, and setback a minimum eight metres at its southern extremity. The design of future built form within Site 4a of Precinct 4 must also comprise articulation and modulation that provides a satisfactory contextual urban design response to the adjoining development to the south and its surroundings.**

5. In Schedule 1, Part C – Modifications of Approval, M10 Transport Management and Accessibility Plan (TMAP) is amended by the insertion of the **bold and underlined** words and deletion of the struck-out words as follows:

**M10 Traffic and Transport** Transport Management and Accessibility Plan

~~M10.1 A detailed transport, traffic and accessibility study shall be submitted to and approved by the Director-General prior to or concurrent with the lodgement of any project application for development of the acute hospital and/or community health building. This study shall contain sufficient detail to allow it to be used as part of the TMAP for the site~~

**M10.1 A detailed transport, traffic and accessibility study and traffic management plan, inclusive of a work place travel plan, must be submitted with each subsequent development application for new built form.**

~~M10.1a A TMAP shall be submitted to and approved by the Director-General prior to or concurrent with lodgement of any subsequent project application for development (excluding the approved demolition and preparatory site works to ground level, the development referred to in 10.1 above and minor work ancillary to the development in 10.1 above).~~

~~M10.2 The TMAP shall be prepared and implemented in consultation with the RTA, State Transit Authority (STA) and Ministry of Transport (MOT) and will be subject to periodic review at appropriate times (as set out within the approved TMAP).~~

~~M10.3 The approved TMAP must include provision of a Work Place Travel Plan for each development precinct (excluding those with exclusive residential use) and shall include strategies to promote and encourage public transport use, including (but not limited to) staggered start and finish times for employees and car pooling, so as to minimise the impact upon the road system.~~

6. In Schedule 1, Part C – Modifications of Approval, M12 Heritage and Conservation is amended by the insertion of the **bold and underlined** words as follows:

**Heritage Impact Statement**

**M12.7 Future applications for development in Precinct 4 must be accompanied by a Heritage Impact Statement that addresses the significance of, and provides and assessment of the impact on the heritage significance of heritage items on the site and in the vicinity, in accordance with the guidelines in the NSW Heritage Manual.**

7. In Schedule 2, Part C – Conditions of Approval, C1 Terms of Approval is amended by the insertion of the **bold and underlined** words as follows:

**C1 Terms of Approval**

C1.4 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.*

C1.5 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.*

(d) **Request for Modification of Concept Plan under section 75W of the Environmental Planning and Assessment Act 1979 prepared by NSW Health Infrastructure and dated 6 December 2016 and drawings prepared by BVN dated 16 December 2016.**

**End of modification MP 06\_0051 MOD 7**

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