

07542
28 April 2008



The Honourable Frank Sartor MP
The Minister for Planning
c/o Department of Planning
Level 4
23-33 Bridge Street
SYDNEY NSW 2000

Attn: Michael File

Dear Minister,

PROPOSED REDEVELOPMENT OF THE PRINCE OF WALES HOSPITAL MEDICAL RESEARCH INSTITUTE - BARKER STREET, RANDWICK AS A NEUROSCIENCE RESEARCH PRECINCT

This submission has been prepared by JBA Urban Planning Consultants Pty Ltd on behalf of the Prince of Wales Medical Research Institute (POWMRI), the proponent of the proposed new world-class Neuroscience Research Precinct on the south-western portion of the Randwick Hospitals Campus.

The purpose of this submission is to:

1. Seek the Minister's opinion as to whether the proposal is a development of the kind described in Schedule 1, Clause 19 of the Major Projects SEPP 2005 and therefore, is a 'major project' to be determined under Part 3A of the Act;
2. Seek the Minister's authorisation of a Concept Plan for the proposal; and

If the Minister agrees that the proposal falls within Part 3A, it is requested that:

3. The Director-General of the Department of Planning issues the requirements for the preparation of an Environmental Assessment Report to accompany a concurrent Stage 2 Project Application and Concept Plan for the proposed development; and
4. Upon, approval of the proposed Concept Plan, the Minister acknowledge and preserve the Randwick City Council approval (DA/468/2007) for "proposed additions to Prince of Wales Medical Research Institute, comprising additional open office spaces located to the northeast and southwest corners of the building envelope, additional stairs and rooftop plant room located above the north-eastern addition", by agreeing that no further environmental assessment is required pursuant to Section 75P(1)(c) of the Act for works associated with that development consent. This approval is stage 1 of the overall development.

This submission includes:

- an outline of the proposed project;
- a summary of the discussions held to date with Randwick Council; and
- a preliminary assessment of the environmental issues associated with the proposed development.

1.0 PROJECT OUTLINE

The Neuroscience Research Precinct seeks to consolidate the existing clinical and laboratory neuroscience research and translation to health care that is currently undertaken on the site by the Prince of Wales Medical Research Institute, the Black Dog Institute, the University of New South Wales and the Prince of Wales Campus Hospitals as part of the South Eastern Sydney

and Illawarra Area Health Service, and Symbion Health. The Neuroscience Research Precinct development would allow inclusion of additional neuroscience researchers from the University and the Hospitals into the proposed development. The Prince of Wales Medical Research Institute is leading this development on behalf of its precinct partners.

Selected figures and plans of the proposed new purpose-built Neuroscience Research Precinct prepared by Cox Richardson Architects are included at **Attachment A** (Randwick Neuroscience Precinct – April 2008). This attachment also includes relevant background information. A preliminary costing schedule for the Stage 2 Project Application is also enclosed at **Attachment B**.

The following outline of the project includes:

- a description of the project, including relationship to the University of NSW;
- the capital investment value of the project;
- a description of the site; and
- an outline of the planning provisions applying to the site.

1.1 Project description

The subject proposal is for a precinct-wide Concept Plan, Stage 2 Project Application, and preservation of the existing Randwick City Council development consent for additions to the Prince of Wales Medical Research Institute, comprising additional open office spaces located to the northeast and southwest corners of the building envelope, additional stairs and rooftop plant room located above the north-eastern addition. This consent was granted on 25 September 2007 and comprises the Stage 1 phase of this overall multi-stage project. The Stage 1 works are to be included within the Concept Plan, however they are not proposed to form part of any project application.

A summary of the proposed Neuroscience Research Precinct at the POWMRI site at Barker Street, Randwick follows:

- demolition of existing buildings (Villa 1, Villa 2, Ambulance Station) and rebuild or relocation of the Ambulance Station;
- construction of a group of buildings up to 12 storeys in height over multiple stages dedicated to future accommodation requirements of the POWMRI for research and clinical purposes, as well as additional facilities for UNSW, Black Dog Institute, Prince of Wales Hospital Campus, and other research partners;
- stage 2 project application for development of about 22,500m² (noting that Stage 1 of the proposal is extensions to existing buildings as approved by Randwick Council);
- gross floor space potential in the order of 61,000m².
- in general floorspace would allocated for (but not limited to) uses as follows:

POWMRI	<ul style="list-style-type: none"> ▪ Reception, Administration and Executive Offices ▪ Research Project Groups ▪ Symbion Clinical Research Imaging Centre ▪ Specialised Research facilities and scientific support ▪ Clinical, wet and dry lab, and special facilities for research into: <ul style="list-style-type: none"> ○ Ageing and Neurodegeneration ○ Falls and Balance ○ Mental Health ○ Injury ○ Brain mapping and imaging ○ Human movement
Black Dog Institute	<ul style="list-style-type: none"> ▪ Depression Clinic ▪ Consultancy services to health professionals ▪ Research activities, including University of NSW School of Psychiatry

	<ul style="list-style-type: none"> ▪ Medical student education
Ambulance Station (potential rebuild)	<ul style="list-style-type: none"> ▪ Ambulance Station functions

- Accommodation for up to 1,500 employees and research students (based on the potential of 61,000m² of floorspace), with approximately 650 (or a further 350) employees as part of Stage 2;
- For Stage 2, car parking at a rate of 0.7 spaces per staff member
- supporting ancillary retail and support services at ground level; and
- associated site landscaping.

The precinct site area is approximately 14,055m² with the Institute's existing development area at about 6,426m². The Stage 2 FSR would be about 1.6:1, with a final stage overall FSR of just over 4.3:1.

The site includes Villa 3 (Black Dog Institute), but excludes the existing Kiloh Centre, and the memorial garden to the south of the Kiloh Centre. The CEO of the South Eastern Sydney and Illawarra Area Health Service (Terry Clout) has written to POWMRI to give approval for the proposal, but has stated that the Kiloh Centre, its surrounds and the memorial garden are excluded to prevent future planning by the Area Health Service being encumbered – see Attachment C.

The overall Concept plan area is bounded by Barker Street, Hospital Road, Francis Martin Drive, and Easy Street. Whilst no development is proposed within the existing Villa 3 (Black Dog Institute) this building and area is included to provide scope for future growth (a potential future Stage beyond 10 years) within the Neuroscience Research Precinct, as nominated in the Prince of Wales Campus-wide framework plan, as prepared by Debbie Berkhout (March 2006) - see page 16 of Attachment A.

Construction of Stage 2, the subject of this request / application, is due to commence in late 2008 with phased completion in 2010.

A Concept Plan authorisation is being sought as overall detailed design resolution is not yet complete for all stages of the project. To date funding has only been secured for the initial stage (Stages 1 and 2) of the development. In order to provide both certainty for POWMRI and other stakeholders, including the landowner, community and Council, a Concept Plan is proposed. This will enable a bankable approval to be secured for the overall scheme which will also determine the parameters of future development based on indicative footprints for expansion, building heights, areas of open space and landscaping and design principles for future further growth in meeting a maximum development capacity.

The subject proposal will be entirely consistent with the aims and objectives of the Metropolitan Strategy and draft East Sub Regional Strategy. The Randwick Hospitals "Specialised Centre" will be further enhanced in employment growth, increased linkages to education (UNSW), reinforcement of reputation and innovation growth through increased partnerships with research and clinical fields within the centre and elsewhere, and consolidation of co-locational opportunities between health and educational sectors, as well as business.

1.2 Project Background

The current POWMRI operation has outgrown the existing premises. There has been a continuing sharp trend in growth of the facility since its inception in 1993 and in order to maintain current levels of clinical service, research, and employment growth, expansion is required.

The current POWMRI facility has about 225 staff comprising its employees, UNSW employees, and approximately 40 full time postgraduate research students. This is estimated to grow to 375

by 2013 and to 575 to 2018. To accommodate this growth additional laboratory, clinical, and administrative space is required. The overall employment potential for the site is in the order of 1500 employees.

POWMRI is a leader in neuroscience research and treatments with expertise in the areas of Ageing and Neurodegenerative diseases, Human Movement, Sensation, Falls and Balance, Mental Health, Neurological Injury, and Brain Mapping and Imaging. The Institute has formed strong ties and partnerships with the Spinal Injuries Unit, and Departments of Neurology and Psychiatry at the Prince of Wales Hospital. Further strong and related partnerships exist with the University of NSW, especially the Faculty of Medicine and with the Black Dog Institute.

The project is seeking to reinforce these ties and to develop a new facility at the forefront of research and treatment.

1.3 Major Projects SEPP / Capital investment value

For the purposes of a Major Project, Group 7 'Health and public service facilities', Clause 19 'Medical Research and development facility' of Schedule 1 of the Major Projects SEPP states a Major Project is:

Development for the purpose of health, medical or related research (which may also be associated with the facilities or research activities of a NSW Government Area Health Service, a University or an independent medical research institute) and that:

(a) has a capital investment value of more than \$15 million, or

(b) employs 100 or more people.

In this instance, the proposal satisfies this criterion, in that the proposal is development for the purpose of a *health, medical or related research facility of a NSW Government Area Health Service or independent medical research institute (which may also be) associated with a University.*

The proposed Concept Plan and Stage 2 application will exceed in both instances the capital investment value (estimated at Stage 2 alone at \$128 million), and will employ over 650 staff at Stage 2 and up to 1,500 over the entire precinct over the full redevelopment. The proposal is clearly a Major Project based on description, capital investment value, and employment numbers.

It should also be noted that the initial drafting of the Major Projects SEPP was devoted to creation of a Health SEPP, with a clear focus on the Randwick Hospitals precinct (now a Specialised Centre under Department of Planning categorisation) to facilitate growth in this service sector and foster improvements in partnerships within the precinct and with education.

As indicated above, there is an existing (and recent) Part 4 development consent for Stage 1 works at the site. Given a Part 3A approval has the effect of revoking a Part 4 consent under Clause 8M of the Environmental Planning and Assessment Regulation it requested that this consent be able to continue to have effect upon Part 3A approval by application of Section 75P(1)(c) which enables the Minister to determine that no further environmental assessment is required. As this (minor) element of the proposal will be included in the Concept Plan, and a detailed assessment process, and determination has already occurred, it is recommended and requested that this approach be taken.

1.4 Site description

The site of the proposal is owned by the South Eastern Sydney and Illawarra Area Health Service. Support for the proposal has been provided and formal landowner's consent to proceed with the proposal is provided, and will form part of the formal application, in accordance with the Regulations.

The site is located at the southern-most extremity of the Prince of Wales Hospital Campus and abuts adjacent POW uses to the east. The site itself addresses Barker Street, Hospital Road, Francis Martin Drive and Easy Street. This area is generally characterised as part of the Hospitals Precinct, and is nominated as the Research Precinct. On one side of both Barker Street is a range of uses including stables, school, and shops, whilst Hospital Road is low density to mid-rise residential development.

The development site is generally rectangular in shape. The site slopes from north-east to south-west but is generally flat. The site currently contains a complex of single and two storey brick / masonry buildings used by POWMRI, Black Dog Institute and NSW Ambulance Service. As indicated above, only the Villa 1, Villa 2 and Ambulance Station are proposed to be demolished as part of this proposal with the Ambulance Station to be either rebuilt on this site as part of the overall Concept Plan or relocated off-site. This is still to be determined.

1.5 Planning controls

The following planning instruments and DCPs are relevant to the proposed development.

- State Environmental Planning Policy 55: Remediation of Land;
- State Environmental Planning Policy (Major Projects) 2005;
- State Environmental Planning Policy (Infrastructure) 2007 – Schedule 3 Traffic generating development to be referred to the RTA;
- Randwick LEP 1998
- Randwick Parking DCP

The relevant provisions of the Randwick LEP 1998 are set out in Table 1 below. In general, there are very few controls applicable to development on the site subject to the existing 5 Special Uses zone. The site is not nominated as a heritage item under the LEP, although an existing memorial garden is located adjacent to part of the site. This is proposed to be protected.

Table 1: Relevant provisions of Randwick LEP 1998

Issue	Standard
Zone	5 Special Uses
Permissible uses	A limited range of permissible uses including 'hospital', within which this use would fall.
Height	No controls
Floor Space Ratio	No controls
Car Parking	No controls – although the Parking DCP has rates applicable to hospitals.

Under the clause 37A of the LEP, Council may grant consent to development within the Special Uses zone only if it is satisfied that the proposed development is compatible with the character of the locality and will not adversely affect amenity of nearby and adjoining development. Further the LEP, requires a Master Plan for sites >4,000m². As this site is over 14,000m², certain design and other detailed site planning requirements are to be addressed by a DA Master Plan.

Whilst the provisions of the LEP beyond permissibility are strictly not applicable, the principle of the preparation of a Master Plan for sites >4,000m² (albeit as a Concept Plan in this instance) would be beneficial in meeting the site planning and staging objectives and seeking to demonstrate compatibility with provisions for development within the Special Uses zone. To that end, the provisions of clause 40A of the LEP would be a useful guide to Director-General's requirements for the Concept Plan.

It should also be noted that there is a Prince of Wales Campus-wide framework plan, as prepared by Debbie Berkhout (March 2006) which has guided the current proposal.

2.0 DISCUSSIONS WITH RANDWICK CITY COUNCIL

Discussions have been held between the proponent and Randwick Council over past years. The Council is generally aware of the current scheme, particularly through the approval of the Stage 1 additions and alterations DA. Further general discussions on the scheme have occurred in both early September 2007 and late November 2007.

Council officers are generally supportive of the proposed development (particularly in the strategic objectives of the Global Economic Corridor and Randwick as a specialist centre being satisfied) but have made a number of comments and raised issues, including:

- Staging impacts upon the development;
- Tree preservation;
- Heritage and archaeological impacts;
- Master planning requirements under the Randwick LEP and the ability for a Concept Plan to address this requirement;
- Assessment of Prince of Wales Hospital-wide impacts rather than site specific to address the total impact of development upon the precinct;
- Interface issues of amenity, urban design, overshadowing, context etc;
- Scale of development;
- Traffic impacts and parking provision; and
- Public transport around the precinct is presently operating at saturation.

Randwick Council has also previously indicated an interest in the delegation of assessment functions to it, should the matter be dealt with under Part 3A of the EP&A Act.

3.0 PRELIMINARY ENVIRONMENTAL ASSESSMENT

The information below has been prepared to assist the Director-General in identifying the general requirements and key environmental project specific issues to be addressed in the future Environmental Assessment Report that will accompany the Concept Plan and Project Application. A range of specialist studies are being undertaken as part of the proposal. A list of these studies/plans that are intended to be submitted with the Project Application is included in Attachment D. The key environmental considerations associated with the proposed development are as follows:

- site suitability;
- consistency with planning controls;
- site planning, urban design, and internal layouts;
- transport and access;
- stormwater management;
- infrastructure and servicing upgrades;
- built form and amenity, shadowing, and visual impacts;
- geotechnical impacts and contamination;
- social and economic benefits;
- demolition and construction management;
- waste management;
- mobility and access;
- energy efficiency;
- acoustic impacts;
- heritage and archaeology issues;
- flora and fauna impacts; and
- BCA compliance.

3.1 Site suitability

The site is situated within an area zoned for 5 Special Uses and forms part of the wider Prince of Wales Hospital Campus and Specialised Centre within Randwick under the Metropolitan Strategy. The site is considered suitable for the proposed development, particularly due to the co-locational advantages the development will offer both POWMRI and the partnerships it has with adjacent and nearby health and education providers.

3.2 Consistency with planning controls

There are generally no relevant density or built-form specific controls applicable to the hospital site under the Randwick LEP. The proposal would however satisfy the test of compatibility with the character of surrounding use and amenity impacts. The proposal is permissible within the zone it sits under the LEP.

3.3 Site planning, urban design, and internal layouts

A Concept Plan is proposed to be submitted dealing with a range of site planning, staging, urban design, and internal functional layouts. The Stage 2 Project Application will address in detail the initial phase of development. The range of issues to be addressed by the Concept Plan could cover all relevant requirements of clause 40A of the Randwick LEP.

3.4 Transport and access

A transport and access report will be undertaken that will address traffic generation, car parking provision, service and delivery movements, access and parking and public transport provision. Initial modeling indicates that no additional significant traffic issues are expected as a result of the proposal.

3.5 Stormwater management

The existing Campus includes drainage which connects with Council's wider system. An assessment of the impact on drainage will be undertaken that will consider the capacity of the existing systems and treatment of stormwater. It is understood that drainage impacts upon the proposal will be on-site only.

3.6 Infrastructure upgrades

The site is currently serviced for electricity, gas, sewer, water, stormwater and telecommunications. The existing infrastructure is likely to be adequate to service the redevelopment. The project will identify any potential shortfalls in supply and determine the nature and scope of upgrades required.

3.7 Built form and amenity, shadowing, and visual impacts

The development will generally sit comfortably within its context in terms of height and scale and the use of external materials. Visual impact and overshadowing assessments will be undertaken as part of the assessment to determine impacts on amenity. The proposal at up to 12 storeys will not impact upon the operations of Sydney Airport or negatively impact upon the established Obstacle Limitation Surface.

3.8 Geotechnical Impacts and Contamination

There is existing information from recent development within the site and nearby indicating that geotechnical conditions on the site are representative of the wider area. A site-specific desktop study is to be undertaken for Stage 2 as relevant as well as assessment and reporting as relevant under SEPP55 – Remediation of Land.

3.9 Social and economic benefits

The proposal will have a positive social and economic impact including synergies with teaching and health services offered within the Randwick health precinct and Specialised Centre. POWMRI has chosen to consolidate and expand its facilities due to the distinct advantages of the links between research and education and the potential to foster relationships with innovative businesses. This will assist in providing both the subregion and the precinct with investment potential. An assessment of these positive impacts will be undertaken within the Concept Plan, including compliance with the Metropolitan Strategy, draft subregional Strategy, State Plan, and Premier's Statement on Innovation.

3.10 Demolition and Construction management

Consideration of demolition and construction management will be undertaken and will include:

- erosion and sediment control measures;

- site management including the public and pedestrian safety, access points for construction, construction vehicles and storage of materials; and
- construction traffic management and staging of works.

3.11 Waste management

A development of this nature will generate both common and some specialised waste. An assessment of the waste management facilities, in particular the treatment of some specialised waste, will need to be undertaken as part of a project approval.

3.12 Mobility and access

Disabled access within and around the site will be addressed in accordance with the relevant provisions of the BCA.

3.13 Energy efficiency

Energy performance measures will be included to comply with the relevant provisions of the BCA. An Energy Efficiency Performance Report will be need to be included as part of a project approval.

3.14 Acoustic impacts

No significant acoustic impacts are expected as a result of the proposal.

3.15 Heritage and archaeology issues

The site is not listed as heritage item, although there is a Memorial Garden located adjacent to part of the site. No other known heritage or archaeological items are considered to be in close proximity, immediately adjacent to the site or within the site. Further study on heritage impacts on the Garden are to be undertaken.

3.16 Flora and fauna impacts

No significant flora or fauna exists on the site.

3.17 BCA compliance

The proposed development will need to comply with the relevant provisions of the BCA.

4.0 CONCLUSION

In conclusion, it is requested that the Minister form an opinion as to whether the POWMRI 'Neuroscience Research Precinct' Project is a development of the kind described in Schedule 1, Clause 19 of the Major Projects SEPP 2005 and therefore, is a 'major project' to be determined under Part 3A of the Act, and if so, he also authorise the submission of a Concept Plan for the site. Further it is requested that the Director-General issues the requirements for the preparation of an Environmental Assessment Report to accompany the concurrent Concept Plan and Stage 2 Project Application.

In addition to the above requests, it is further requested that the existing development consent issued by Randwick City Council for alterations and additions to the POWMRI (DA/468/2007) be preserved. Rather than have the future Part 3A approval remove and revoke the earlier Part 4 consent (under clause 8M of the Environmental Planning and Assessment Regulation) it requested that this consent be able to continue to have effect upon Part 3A approval by application of Section 75P(1)(c) which enables the Minister to determine that no further environmental assessment is required. As this (minor) element of the proposal will be included in the Concept Plan, and a detailed assessment process, and determination has already occurred, it is recommended and requested that this approach be taken.

The proponents would like to give the Minister/Director-General a presentation on the proposal if this would assist in the decision making progress. Should you have any queries about this matter, please do not hesitate to contact the undersigned on 9956 6962.

Yours faithfully



Oliver Klein
Principal Planner

- Enc Attachment A: " Neuroscience Research Precinct POWMRI – Project Outline Report (April 2008)" including figures prepared by Cox Richardson Architects
 Attachment B: Capital Investment Value statement by WT Partnership (22 April 2008)
 Attachment C: Letter of support to Professor Peter Schofield by CEO of the South Eastern Area and Illawarra Health Service (15 April 2008)
 Attachment D: List of supporting technical studies to be submitted with the Concept Plan and Stage 2 Project Application
- cc Mr Michael Grave, Cox Richardson Architects
 Professor Peter R. Schofield, POWMRI