
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

APPROVAL OF CONCEPT PLAN MP 08_0086

(FILE NO. S08/00682)

**CONCEPT PLAN FOR NEUROSCIENCE RESEARCH PRECINCT
BARKER STREET, RANDWICK**

I, the Minister for Planning, under the *Environmental Planning and Assessment Act 1979* (the EP&A Act) determine:

- pursuant to section 75O of the EP&A Act to grant concept plan approval to the proposal (as described in Schedule 1 and Part A of Schedule 2), subject to the modifications set out in Part B of Schedule 2; and
- pursuant to section 75P(1)(b) of the EP&A Act, the project or any particular stage of the project with a capital investment value of less than \$15 million is to be subject to the provisions of Part 4 of the EP&A Act;
- pursuant to section 75P(1)(c) of the EP&A Act, that Stage 2 of the project requires no further environmental assessment;
- all future applications (under Part 3A and Part 4 of the EP&A Act) are subject to further assessment requirements (as specified in Schedule 2, Part D of this approval) in accordance with sections 75P(1)(a) and 75P(2)(c) of the EP&A Act.



Tony Kelly, MLC
Minister for Planning

Sydney,

2010

3 1 JAN 2010

SCHEDULE 1
CONCEPT PLAN FOR NEUROSCIENCE RESEARCH PRECINCT
BARKER STREET, RANDWICK
(MP 08_0086)

PART A—TABLE

| | |
|---|---|
| Application made by: | Prince of Wales Medical Research Institute |
| Application made to: | Minister for Planning |
| Major Project Application: | MP 08_0086 |
| On land comprising: | Part Lot 1, DP870720 Barker Street, Randwick |
| Local Government Area | Randwick City Council |
| For the carrying out of: | Concept Plan for neuroscience research precinct comprising : <ul style="list-style-type: none"> • 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. |
| Estimated Cost of Works | \$264,900,000 |
| Type of development: | Concept Plan |
| S.119 Public inquiry held: | No |
| Determination made on: | |
| Date consent is liable to lapse: | 5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act. |

PART B—NOTES RELATING TO THE DETERMINATION OF CONCEPT PLAN MP 08_0086**Responsibility for other approvals / agreements**

The proponent is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The proponent has the right to appeal to the Land and Environment Court in the manner set out in the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2000* (as amended).

Legal notices

Any advice or notice to the consent authority shall be served on the Director General.

PART C—DEFINITIONS

In this approval,

Advisory Notes means advisory information relating to the approved development but do not form a part of this consent.

Council means Randwick City Council.

Department means the Department of Planning or its successors.

Director General means the Director General of the Department, or nominee.

Environmental Assessment means the Environmental Assessment prepared by JBA Urban Planning Consultants on behalf of Prince of Wales Medical Research Institute, dated May 2009, and as amended by the Preferred Project Report prepared by JBA Urban Planning Consultants, dated November 2009.

EP&A Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Minister means the Minister for Planning.

MP 08_0086 means the Concept Plan described in the proponent's Environmental Assessment Report.

Preferred Project Report means the Preferred Project Report and appendices prepared by JBA Urban Planning Consultants on behalf of Prince of Wales Medical Research Institute and dated November 2009.

Proponent means Prince of Wales Medical Research Institute or any party acting upon this approval.

Regulation means the *Environmental Planning and Assessment Regulation 2000* (as amended).

Stage 1 means development consent DA/468/2007 under Part 4 of the EP&A Act for "Proposed additions to Prince of Wales Medical Research Institute, comprising additional open office spaces located to the northeast & southwest corners of the building envelope, additional stairs and rooftop plant room located above north-eastern addition".

Stage 2 means Stage 2 of the project, as defined in Schedule 1 of MP 08_0153 project approval, subject to conditions.

Statement of Commitments means the proponent's commitments in Schedule 3.

Subject Site has the same meaning as the land identified in Part A of this schedule.

SCHEDULE 2

MODIFICATIONS TO CONCEPT PLAN APPROVAL

CONCEPT PLAN MP 08_0086

PART A – TERMS OF APPROVAL

A1 Approval in Accordance with Documents and Plans

The approval shall be in accordance with the Environmental Assessment, Preferred Project Report, and the following drawings:

| Architectural (or Design) Drawings prepared by Cox Richardson | | | |
|---|----------|--|----------|
| Drawing No. | Revision | Name of Plan | Date |
| CP-001 | 09 | Proposed Concept Plan | Oct 2009 |
| CP-002 | 08 | Concept Plan Sections | Oct 2009 |
| CP-003 | 05 | Concept Massing 3D View | Oct 2009 |
| CP-004 | 03 | Proposed Concept Plan Staging Diagrams | Oct 2009 |

except as modified by this approval pursuant to section 75O(4) of the EP&A Act.

In the event of any inconsistency between the modification to this Concept Plan approval and the approved plans and documentation described above in this Schedule, the modifications to this Concept Plan approval prevail.

PART B – MODIFICATIONS TO THE CONCEPT PLAN

B1 Car parking

Notwithstanding the provision of 365 car parking spaces in the Concept Plan application, the car parking provisions for the Stage 3 development shall be determined in future applications.

PART C – LIMITS ON APPROVAL

C1 Carrying out of work

This approval does not allow any components of the Concept Plan to be carried out without further approval or consent being obtained.

C2 Stage 1

This concept plan approval does not apply to any development for Stage 1 approved under development consent DA/468/2007 issued by Randwick City Council.

C3 Gross Floor Area (GFA)

The total GFA for the Concept Plan development is not to exceed 61,000m².

PART D – FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS**D1 Stage 3 Development**

- (a) In seeking approval for Stage 3 works, the proponent may submit any application for Stage 3 in its entirety, or may submit separate applications for each sub-stage.
- (b) Any future development of Stage 3 shall address the planning provisions applying to the site, including, but not limited to, SEPP (Major Development) 2005; Randwick LEP 1998, and SEPP (Infrastructure) 2007.
- (c) Any future development of Stage 3 shall include a traffic assessment that assesses traffic generation, car parking demand and supply, and must include measures that will minimise car parking, minimise changes to on-street parking conditions, and promote public transport and bicycle usage.

D2 General Requirements

The Proponent shall ensure that the applications for the implementation of the various stages of the concept plan include:

- (a) a detailed description of the layout and design of the proposed development;
- (b) a demonstration that the project is consistent with the requirements of this approval and generally consistent with the scope and intent of the concept plan outlined in documents under condition A1 of this approval;
- (c) detailed project specific Statement of Commitments, consistent with the Statement of Commitments prepared for the concept plan, with a clear indication of any new or amended commitments relating to the project.

Key Assessment Requirements**D3 Building Form/Urban Design**

Any future project application must include plans, elevations and sections to sufficiently detail the urban design of all buildings, including height, setbacks, gross floor area, modulation and articulation. Consideration must be given to density, bulk and scale in relation to the surrounding development, topography and streetscape. Any future applications must also include a view analysis, including artist's perspective and photomontages along Francis Martin Drive, Hospital Road and Easy Street.

D4 Environmental and Residential Amenity

Any future applications must consider amenity impacts on neighbouring properties, including adequate separation between buildings, set backs, solar access, visual privacy, acoustic privacy, wind impacts and view corridors, and achieve a high level of environmental amenity for adjoining residences.

D5 Landscaping

Detailed landscape plans are to be provided with any future applications clearly identifying vegetation to be removed or relocated and the location of any additional landscaping.

D6 Pedestrian Links

Any future applications shall outline proposed pedestrian linkages between Stage 2 and 3 of the development, and the remainder of the hospital precinct.

D7 Heritage

Any future applications shall detail the results of any Aboriginal and European archaeological heritage assessment found on site and identify appropriate investigation and management processes to ensure Aboriginal and European archaeological heritage is considered, recognised, and appropriately conserved.

D8 Construction and Operational Impacts

Any future applications shall address any potential contamination on the site, air impacts, waste material including biochemical or toxic wastes, noise and vibration, and odour impacts.

D9 Drainage, Stormwater and Groundwater Management

All future applications shall identify drainage, stormwater and groundwater management issues, on site stormwater detention, and drainage infrastructure.

D10 Staging

All future applications shall identify any staging of demolition and construction on the site, including decanting of buildings and temporary access arrangements.

D11 Utilities

In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities, including any necessary augmentation and staging of any infrastructure works.

D12 Contributions

Address Council's Section 94A Development Contributions Plan and provide the likely scope of a planning agreement and/or developer contributions between the proponent and Council.

D13 ESD

Demonstrate that any future development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including water sensitive urban design measures, energy efficiency, recycling and waste disposal.

SCHEDULE 3

MP 08_0086

CONCEPT PLAN FOR NEUROSCIENCE RESEARCH PRECINCT

BARKER STREET, RANDWICK

PROPONENT'S STATEMENT OF COMMITMENTS

| Subject | Commitments | Timing |
|-----------------------------|---|---|
| Sydney Airport OLS surfaces | Submission of an application to the Department of Transport and regional Services for approval to perform a controlled activity should any structure, including construction cranes extend into prescribed airspace. | If required. |
| Built Form | Provision of a development, which accords with the following controls: <ul style="list-style-type: none">▪ Use of the land for medical research and ancillary purposes;▪ Maximum of 61,000m² GFA;▪ Maximum height of RL 89m (approximately 44.5m above ground level)▪ Maximum building envelope (as show in Architectural Drawing PA101-06);▪ Maximum of 365 car parking spaces. | Within Stages 2 and 3. |
| Traffic & Parking | Restrict the on-street parking on the eastern side of Avoca Street between St Pauls Road and Barker Street to 'no parking' between the hours of 7.00am and 9.00am. | At the completion of Stage 3. |
| | Implementation of a Travel Smart Travel Plan to encourage staff and students to utilise alternative means of transport to driving. | Prior to the issue of occupation certificate for each Stage of development. |
| | Include provision for bicycle parking and amenities within the detailed design of the development | Within the Project Application for Stage 2. |

| Subject | Commitments | Timing |
|---------------------|--|---|
| Heritage | Archaeological testing to be undertaken over the areas of the site determined to have potential for aboriginal archaeological evidence in accordance with recommendations set out within Mary Dallas Consulting's preliminary assessment report. | Prior to construction of the above ground structure for Stage 2A and each subsequent stage, in conjunction with the European archaeological assessment. |
| | Further archaeological assessment in accordance with CRMs European Archaeological Assessment to be undertaken to define the extent of European archaeological evidence across the site and to determine appropriate methods for retrieval and storage of found items. | Prior to construction of the above ground structure for Stage 2A and each subsequent stage, in conjunction with the Aboriginal archaeological assessment and excavation investigations. |
| Hazardous materials | All ACM found on the site is to be removed by NSW WorkCover Authority licensed asbestos contractors prior to any works starting on site. | During construction works. |
| | If potential ACM are found during the construction works a sample will be taken and sent for asbestos identification analysis by a NATA accredited laboratory. | During construction works. |
| | Prior to the demolition of the Ambulance Station or Black Dog Institute a Hazardous Materials Survey is to be undertaken of these building to ascertain the likelihood of hazardous materials on the site and the appropriate method of removal. | Prior to construction certificate issue for the demolition of the Ambulance Station and Black Dog Institute. |
| | Clearance certificates are to be produced following removal of all asbestos containing materials at the site. | During construction works. |
| Contamination | The site is to be inspected by experienced environmental personnel during demolition and excavation works at the site. | During demolition and excavation works. |
| | Additional subsurface investigations comprising a minimum of 19 sampling locations are to be undertaken once the existing buildings have been demolished to meet the minimum sampling density outlined in the NSW EPA (Contaminated Sites Sampling Design Guidelines 1995. | Prior to the construction certificate for each of the sub-stages for the Stage 2 and 3 developments. |

| Subject | Commitments | Timing |
|-----------------|---|--|
| Sewer and Water | Application of a Section 73 certificate from Sydney Water | Following issue of Concept Plan approval. |
| | Negotiation and agreement with Sydney Water in regard to the need to upgrade the sewer vent on the site | Following issue of Concept Plan approval. |
| Utilities | Liaise with all necessary service providers in regards to the provision of utility services (i.e. Gas, Electric and Telecommunications etc) to the site | Prior to Construction Certificate stage. |
| Accessibility | Incorporation of the accessibility strategies within the detailed design of buildings, as outlined by Access Associates | Within the Stage 2 and Stage 3 project Applications. |