



Planning &
Environment

***APPLICATION FOR MINISTERIAL CALL-IN –
HEALTH SERVICES ADMINISTRATION AND
OTHER ANCILLARY FUNCTIONS BUILDING,
ROYAL NORTH SHORE HOSPITAL, ST
LEONARDS***



Report to the Planning Assessment Commission

April 2017

Cover photo: Royal North Shore Hospital
(Source: www.nearmap.com, last accessed 10 February 2017)

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1. BACKGROUND AND OVERVIEW OF PROPOSAL

On 6 October 2016, Health Infrastructure (the Applicant) lodged a request with the Department of Planning and Environment (the Department) for Secretary's Environmental Assessment Requirements (SEARs) for a proposed State significant development (SSD) comprising a new ten storey building and two level basement car park that would house the administrative and other ancillary functions of NSW Health at Royal North Shore Hospital (RNSH), St Leonards. The proposed development site was identified as Site 4a within Precinct 4 of the approved RNSH Concept Plan (MP 06_0051).

The primary purpose of the proposed development is for an office building that would house the administrative functions of NSW Health and not for facilities which were ancillary to a specific hospital, namely RNSH, but would rather be generally relevant to a number of hospitals across NSW. Following advice, the Department concluded that the development did not meet the definition of a hospital, medical centre, or health medical or related research facility and was not SSD.

On 23 December 2016, the Applicant subsequently submitted a call-in request under Section 89C of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to the Minister for Planning (the Minister) to declare the proposal State significant development. The call-in request is included in **Appendix A** of this report.

In accordance with the requirements of section 89C(3) of the EP&A Act and the Department's *Guideline on 'call-in' of State significant development under the Environmental Planning & Assessment Act 1979* (the Guideline), this report presents the Department's consideration of the call-in request to assist the independent Planning Assessment Commission in forming the opinion on the State or regional significance of the proposal.

1.1 The Site and Surrounding Land Uses

RNSH is approximately 12 hectares in area and located in St Leonards on the lower north shore within the Willoughby Local Government Area (LGA). RNSH is located approximately 5 km north west of Sydney central business district (CBD) and is situated within close proximity to the main northern rail line corridor and St Leonards Station, approximately 70 to 100 metres to the east.

The RNSH precinct (see **Figure 1**) is surrounded by varied land uses, including North Shore Private Hospital and Artarmon Industrial Estate to the north of the public health activities, Gore Hill Memorial Cemetery to the west, and the North Sydney Institute of TAFE to the north west. A number of residential flat buildings occupy the eastern side of Herbert Street opposite the eastern boundary of the precinct.

The site (see **Figure 2**), under the ownership of the Health Administration Corporation (HAC), is identified as Site 4a within Precinct 4 under the approved concept plan for the redevelopment of RNSH (MP 06_0051) and is located approximately 50 metres north of the Pacific Highway and Reserve Road intersection. The site sits opposite Gore Hill Park and has a primary road frontage to Reserve Road. The site is currently occupied by existing RNSH buildings and functions.



Figure 1: Site Location (source: www.nearmap.com, last accessed 10 February 2017)



Figure 2: Project Location – Site 4a within Precinct 4 (source: www.nearmap.com, last accessed 10 February 2017)

1.2 Project Background

NSW Health have identified a need to relocate and consolidate a number of NSW Health agencies to address the needs of the Ministry of Health and Government Policy on the decentralisation of health related functions away from the Sydney CBD.

Agencies identified, which provide key administrative support and other health related functions, include: the Ministry of Health; Health Infrastructure; HealthShare; eHealth; Agency for Clinical Innovation; Bureau of Health Information; Clinical Excellence Commission; Health Education and Training Institute; Cancer Institute NSW; and Ambulance NSW.

Health Infrastructure proposes to develop a new 10 storey building, comprising approximately 32,000 sqm of gross floor area (GFA), to accommodate the identified agencies and their functions. The building is proposed to be located within Site 4a of Precinct 4, of the approved RNSH concept plan. Site 4a within Precinct 4 was identified as a suitable location that could facilitate the development of a building, purpose built to satisfy the identified requirements.

1.3 Redevelopment of Royal North Shore Hospital Concept Plan (MP 06_0051)

In April 2007, the RNSH Concept Plan was approved by the Minister for Planning under Part 3A of the EP&A Act for the redevelopment of the hospital precinct. The approved concept plan (see **Figure 3**) and concurrent demolition and site preparatory works provided for:

- subdivision of the site into hospital and other development precincts;
- demolition of buildings (excluding identified heritage items of moderate to higher heritage significance) and preparatory site works to ground level;
- consolidated hospital development in Precincts 1, 2 and 8;
- a maximum GFA of 178,370 square metres (sqm) in development Precincts 3, 4, 5, 6 and 7 for employment generating land uses, residential and temporary accommodation, short term hotel style accommodation land uses;
- conceptual road design, urban design, landscape, open space and heritage design concepts;
- maximum building heights, car parking provisions;
- improved amenities and services; and
- staged re-opening of Westbourne Street to through vehicular traffic.

Under the concept plan approval, up to 46,345 sqm of GFA is permitted to be developed within Precinct 4 for the purposes of employment generating land uses, and may also include residential and temporary accommodation land uses.

1.4 Concept Plan Modification Application (MP 06_0051 MOD 7)

To facilitate the development of the proposed administration and other ancillary functions building, a modification to the concept plan is required to consolidate the two approved building envelope footprints for Site 4a within Precinct 4 into a single building envelope.

On 6 December 2016, the Applicant submitted a section 75W modification application seeking approval to modify the Concept Plan, including the following matters specific to Site 4a:

- consolidation of the Site 4a building envelopes into a single building envelope (see **Figure 4**);
- deletion of modification of approval M7.1 and its replacement with a new modification of approval that restricts the maximum height of Precinct 4a built form to 13 storeys (RL 126) with a southern boundary setback of eight metres; and
- amend modifications of approval M2.1 and M2.2 'Approved Plans and Documentation' and conditions C1.4 and C1.5 'Terms of Approval', to provide reference to details amended by the subject modification application.



Figure 3: Approved RNSH Concept Plan (source: MP 06_0051 Preferred Project Report)

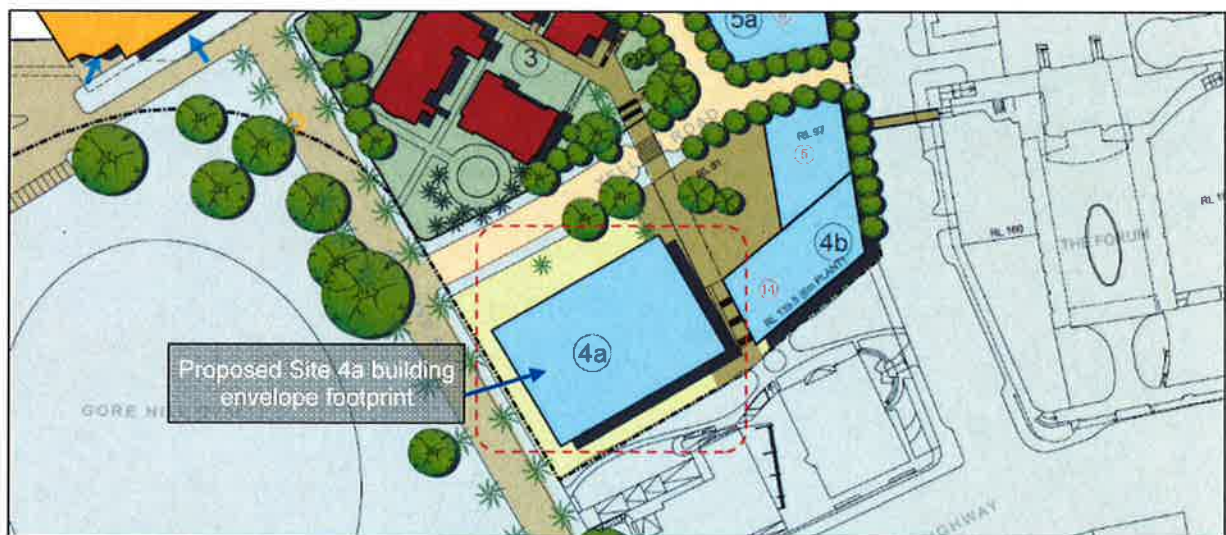


Figure 4: Proposed Precinct 4 Concept Plan Layout (source: Modification Application MP 06_0051 MOD 7)

The Applicant advises that the proposed development would have a capital investment value in excess of \$200 million and would generate approximately 1,900 construction related jobs. The modification application is currently under assessment by the Department and is not dependant on the outcome of the call-in request.

2. DESCRIPTION OF PROPOSAL

2.1 Project Description

The Applicant proposes to develop Site 4a within Precinct 4 for the purposes of a health administration and other ancillary functions building, comprising a ten storey, 32,000 sqm office building, including ground floor child care service (including internal and external space), retail café, entry lobby and two basement car parking levels providing approximately 115 spaces, accessed via Reserve Road.

The proposed development will provide approximately 29,000 sqm of lettable GFA, with approximately 27,000 sqm to be dedicated to health related uses, 635 sqm to the ground floor retail, and 1,275 sqm for child care services for RNSH staff.

2.2 Applicant's Justification for Call-in

The Applicant considers that the proposal is of State planning significance and requests that it be declared SSD for the following reasons:

- *the proposal is consistent with and promotes the objectives of A Plan for Growing Sydney, which promotes the following priorities for St Leonards:*
 - *retain a commercial core for long term employment growth;*
 - *provide capacity for additional mixed use development including offices, health services and housing;*
 - *support health related land uses and infrastructure around RNSH;*
 - *investigate potential future employment and housing opportunities associated with Sydney Rapid Transit train station at St Leonards/Crows Nest;*
- *the proposal's consistency with A Plan for Growing Sydney is further supported by the Draft North District Plan that priorities leveraging investment of major transport investment to encourage economic growth; and*
- *the proposal represents significant Government infrastructure investment which will relocate professional, clerical and health related jobs close to major public transport infrastructure and therefore help to fulfil this critical strategic Government objective;*
- *the NSW Health agencies proposed to occupy the building play a pivotal role in supporting the delivery of the NSW public health system and provide services which are critically important to the delivery of public health in NSW;*
- *the proposed development would offer major public benefits and social services to the community through the consolidation of key NSW Health agencies in a single building;*
- *the co-location of the proposed development to one of the State's major hospital facilities allows for ongoing ancillary services to be provided that will significantly enhance service delivery and efficiencies within the NSW Health system;*
- *the proposed development is in proximity to items of both State and local heritage significance, but its social and economic benefits will be delivered State wide from the facility that made it significant to the State;*
- *the Government's \$200 million investment is expected to result in the relocation of approximately 2,400 employees from various locations into the key health precinct;*
- *the high level of investment and the generation of approximately 1,900 construction jobs make the proposed development significant to NSW;*
- *would generate the opportunity for significantly increased follow-on and support employment in the region;*
- *the proposed development is located within one LGA but the wider RNSH precinct borders three other Council areas, being Lane Cove North Sydney and Ku-ring-gai LGA's;*
- *the services and functions proposed to be provided would have broad geographic impact;*

- the proposed child care centre will provide care for the children of staff employed by the hospital who live both locally and outside of the LGA;
- the flow on impacts of the proposal will provide benefits beyond the one LGA, including the encouragement of health related businesses and jobs; and
- the significant State investment in the proposal and adjacent infrastructure make the proposed development of State importance.

3. STATUTORY CONTEXT

3.1 Call-in Power

Section 89C(3) of the EP&A Act provides that the Minister may, by order published in the Gazette, declare specified development on specified land that is not declared under a State Environmental Planning Policy, to be State significant development, but only if the Minister has obtained and made publicly available advice from the Planning Assessment Commission (PAC) about the State or regional planning significance of the development. The power to call-in a proposal operates in addition to the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

Clause 124E of the *Environmental Planning and Assessment Regulation 2000* requires that in providing its advice under section 89C(3) of the EP&A Act, the PAC is to consider any general issues relating to State or regional planning significance that the Minister has requested the PAC consider. The Minister has requested the PAC address the six general issues relating to State or regional planning significance as set out in **Section 6** of this report.

3.2 State Environmental Planning Policy (State and Regional Development) 2011

Clause 14 of Schedule 1 of SRD SEPP provides that development for the purpose of hospitals, medical centres, and health, medical or related research facilities that has a capital investment value of more than \$30 million is State significant development.

The capital investment value for the proposed development is in excess of \$30 million, however the proposed development for the purpose of a *health services facility* does not trigger the criteria under clause 14 of as it does not satisfy the definition of a hospital, medical centre or health, medical or related research facility.

3.3 Zoning and Permissibility

Precinct 4a is zoned SP2 Infrastructure – Hospitals under *Willoughby Local Environmental Plan 2012*.

The proposed development is permissible with consent under clause 57(1) of *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP), which provides that development for the purpose of *health services facilities* may be carried out by any person with consent on land in a prescribed zone. Clause 56 of the Infrastructure SEPP defines SP2 Infrastructure zones as a prescribed zone for the purposes of Division 10 of the Infrastructure SEPP.

Clause 56 of the Infrastructure SEPP also defines Health services facilities as:

“...a facility used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:

- day surgeries and medical centres,*
- community health service facilities,*
- health consulting rooms,*
- facilities for the transport of patients, including helipads and ambulance facilities,*

(e) *hospitals.*”

The proposed development for the purpose of a health administration and other ancillary functions would provide key services and functions that maintain and improve the health, or the restoration of health for the residents of NSW.

The proposed development is considered to satisfy the definition of a *health services facility* under the Infrastructure SEPP and is therefore considered permissible with consent.

3.4 Alternative Approval Pathways

Should the proposed development not be called-in as SSD by the Minister, the Applicant would therefore be required to seek development consent from Council pursuant to Part 4 of the EP&A Act, where the development application would be subject to an assessment by Council under section 79C of the EP&A Act.

Pursuant to clause 5 of Schedule 4a the EP&A Act, the relevant consent authority for a local Part 4 development application would be the applicable regional panel, as the proposed development has a capital investment value in excess of \$5 million.

In the event the proposed development is called-in as SSD by the Minister, the Minister would become the consent authority for the proposed development.

4. STRATEGIC CONTEXT

The Department has considered the call-in request against the provisions of several key strategic planning documents and considers that the proposal is consistent with:

- the *Premier's Priorities, A Plan for Growing Sydney* and the priorities and actions of the *draft North District Plan*, as the proposal will:
 - help rebuild the economy by contributing to the growth of jobs within the district and NSW within the existing St Leonards strategic centre;
 - contribute to strong economic development within the St Leonards strategic centre and associated transport gateway;
 - improve government services through the consolidation of key NSW Health services and functions in one location;
 - improve NSW Health services through the improved operational and functional support provided by the proposed development;
 - contribute to the ongoing urban renewal of the surrounding RNSH precinct and St Leonards; and
 - facilitate the growth and diversification of job opportunities in St Leonards, particularly in health, knowledge and professional services jobs;
- the objectives of the SP2 Infrastructure – Hospitals zone of the site under the *Willoughby Local Environmental Plan 2012*, as the proposed development would be a use related to that of the primary *Hospital* land use zone and would not be incompatible with or detract from the provision of hospital infrastructure that has been set out in the approved RNSH concept plan.

The Department's consideration of the call-in request in relation to these strategies and plans is detailed further in **Section 6** of this report.

5. CONSULTATION

As detailed in the Guideline, the Department consulted with the Willoughby City Council (Council) on 13 January 2017 to seek its views on the call-in request. On 2 February 2017, Council officers provided a submission to the Department advising that it supported the Applicant's proposed development of the site for the purposes of administration and other

ancillary functions. However, Council raised a number of concerns about the proposed modification application regarding:

- inadequate documentation;
- rationale of the proposed floor space allocation between Precinct 4a and 4b;
- setback and building articulation to Gore Hill Oval and Precinct 3 interface;
- consideration of heritage, landscape and urban design impacts; and
- traffic and accessibility management

Council concluded that based on its concerns raised with the proposed modification application, it requests to be the consent authority for any development application on the site to ensure its concerns are satisfactorily addressed.

The Department notes Council's submission raised concerns regarding environmental assessment matters relating to the separate modification application lodged by the applicant, which is currently under assessment by the Department.

The call-in request and modification application were also reported to Council at its meeting held 13 February 2017, where it resolved to provide an additional submission to the Department, dated 14 February 2017, outlining Council's objection to:

- the location of child care facilities in close proximity to the Community Health Facility;
- any reduction to temporary residential accommodation below the commitments contained in the Concept Plan approval; and
- deletion of the Precinct 7 Pocket Park Statement of Commitment.

It is the opinion of the Department that the concerns raised by Council in its correspondence are better placed to be assessed under the proposed modification application and are not matters for consideration on whether the future development of Site 4a within Precinct 4 is of regional or State significance.

Council's submissions on the proposal are attached at **Appendix B**. The Department has also made the call-in request and Council's submissions publicly available on its website.

6. CONSIDERATION OF CALL-IN REQUEST

When determining the State or regional planning significance of a proposal, the Minister has requested the PAC to consider six general issues. The Department provides the following assessment in relation to these issues

6.1 Issue 1

Whether the proposal is of regional or State importance because it is in an identified strategic location, or is critical in advancing the nominated strategic direction or achieving a nominated strategic outcome, contained in a relevant State policy, plan or strategy, or regional or sub-regional strategy.

The site and surrounding RNSH precinct form part of the wider St Leonards Strategic Centre, as identified by *A Plan for Growing Sydney*. By 2030, St Leonards, along with a number of other strategic centres, is projected to accommodate the majority of new office-based jobs, demand that is both driven and supported by its central location within the Global Economic Corridor, which extends from Sydney airport and Port Botany in the south, through to Castle Hill and Parramatta in the north west.

The expansion of the Global Economic Corridor will be key to strengthening Sydney's economic competitiveness that will be met through investing in the growth of strategic centres and planning for health services to meet Sydney's growing needs. Specifically, *A Plan for Growing Sydney* identifies the requirement for the retention of a commercial core in St

Leonards to secure long-term employment growth and to support health-related land uses around RNSH.

The Greater Sydney Commission's *Draft North District Plan* identifies the need to facilitate the growth and diversification of job opportunities in St Leonards, particularly in health, knowledge and professional services jobs. Investment in St Leonards, along with other strategic centres, will support the success of the Eastern City, with increased jobs growth outside of the Sydney CBD, but still in close proximity, and help support a reduced need to travel by car through the co-location of health and employment adjacent to existing and development transport services.

It is the Department's opinion that the location of the proposed development within the St Leonards Strategic Centre affords it a status of regional significance at a minimum, noting the contribution the proposed development would have in supporting the growth and development of St Leonards as a strategic centre and, more broadly, the growth and strength of Sydney's economy. The documented strategic importance of St Leonards and the contribution this centre would have towards the positive growth of Sydney and its new 'Eastern City' are clearly evident. To that extent, the proposed development of Precinct 4a will strengthen the role the RNSH precinct plays in contributing to the success of St Leonards in achieving its direction.

The proposed development also represents an investment in excess of \$200 million in the locality and would contribute significantly to the creation of new employment opportunities in the locality, supporting the creation of up to 1,900 new construction related jobs and relocation of potentially 2,400 employees into the centre. Such an investment directly advances the strategic direction and importance of St Leonards in delivering the goals and priorities of *A Plan for Growing Sydney* and the *Draft North District Plan*.

The Department also acknowledges that a key priority of the Premier's Office is the delivery of improved government services, and more specifically improved health services, including the commitment to increased funding to improve emergency department waiting times and to address the growing demands of NSW residents through new and integrated health care services and programs. The applicant's proposed health administration building represents a contribution towards the delivery of more a coordinated and integrated NSW health service and part of the Government's \$1 billion investment in regional and metropolitan hospitals, as outlined in its *State Infrastructure Strategy*.

The Department also believes that the site is strategically well positioned to support new employment opportunities given its proximity to public transport services within the St Leonards Strategic Centre. The site is in close proximity to train services accessible via St Leonards Train Station and bus services accessible along the Pacific Highway.

6.2 Issue 2

Whether the proposal delivers major public benefits such as large-scale essential transport, utility infrastructure, or social services to the community.

The Applicant advises the proposed development will allow NSW Health agencies that play a pivotal role in supporting the delivery of the NSW public health system to occupy the same building, enabling improved sharing of services and resources. This is particularly the case of HealthShare NSW, eHealth and Health Infrastructure, each an administrative unit of the Health Administration Corporation, which provides key administration services to the NSW public health system.

The Applicant also states that following a Special Commission of Inquiry into Acute Care Services in NSW Public Hospitals in 2008, it was recommended that new statutory health corporations be created to support clinicians to improve the delivery of health care throughout

NSW. Four corporations proposed to occupy the future health administration building include: the Agency for Clinical Innovation; the Bureau of Health Information; the Clinical Excellence Commission; and the Health Education and Training Institute. The Applicant notes these corporations were constituted under the *NSW Health Services Act 1997*, the objects of which include:

- “ ...
- (b) *to constitute statutory health corporations to deliver health services and health support services...*
 - (c) *to recognise as affiliated health organisations certain non-government institutions and organisations that provide health services and health support services within the State that contribute significantly to the public health system...*
 - (d) *to re-affirm the adoption of the Medicare Principles and Commitments as guidelines for the delivery of public hospital services...*
- ... ”
- (i) *to make provision for the funding of public health organisations, and*
 - (j) *to facilitate the efficient and effective administration of the public health system generally by providing mechanisms for such matters as inquiries, inspections and transfers of resources.”*

The Department considers the Applicant's call-in request clearly outlines the importance of the functions undertaken by these corporations and the pivotal role they play in the continued delivery and improvement of health services in NSW. By virtue of their creation, the operations of these corporations strive to meet the relevant objects under the *NSW Health Services Act 1997*.

Having regard to the relevant objects of the *NSW Health Services Act 1997*, the Department is of the opinion the proposed development and envisaged future occupants will promote the delivery of health services, health support services, the provision of funding for public health organisations and efficient and effective administration of the public health system.

6.3 Issue 3

Whether the proposal is likely to have significant environmental, social or economic impacts or benefits, be of a significant hazardous or environmentally-polluting nature, or is located in or in close proximity to areas or locations that have State or regional environmental, archaeological or cultural heritage significance.

The Department notes that the redevelopment of Precinct 4 is not anticipated to generate any significant adverse environmental, social or economic impacts, but rather positively contribute to the economic growth of the St Leonards Strategic Centre as outlined above, and afford the continued delivery and improvement of health care and health care services across NSW.

The Applicant acknowledges that RNSH contains a number of buildings of local and State heritage significance, though contends it is the continued delivery of economic and social benefits across the State from the proposed health administration building, which makes these existing items significant.

The Department notes though that five existing items of local heritage significance, as listed under *Willoughby Local Environmental Plan 2012*, exist within Precinct 3 to immediate north of the Precinct 4 development site. In considering the original Concept Plan approval, the Department originally found, in consultation with the NSW Heritage Office, that any potential impacts could be adequately mitigated through the Applicant's Statement of Commitments

(e.g. preparation of a Conservation Management Plan), modifications of approval and conditions, including the requirement to implement the Concept Plan heritage impact statement recommendations. The Department also concluded that the Concept Plan would enhance the heritage significance of the significant grouping of buildings through the creation of a dedicated precinct, i.e. Precinct 3.

The approved RNSH concept plan also envisaged Precinct 4 as being distinctly commercial in character, which the proposed health administration building would be consistent with. The envisaged pedestrian linkage south towards the Pacific Highway would also be retained under the indicative building design and layout presented by the Applicant, ensuring improved connectivity throughout the St Leonards and RNSH precincts is fostered through the continued redevelopment of RNSH.

While the form and orientation of the Site 4a building envelopes within Precinct 4 are proposed to be amended under the proposed modification application, the Department is of the opinion that the resultant future built form would not likely generate any additional adverse heritage impacts to that already deemed acceptable under the approved Concept Plan. Further, the proposed modified building envelope footprint is sited further south away from the heritage significant Precinct 3, providing a larger curtilage around the significant buildings grouping.

Having regard to the above, the Department is of the opinion that the proposed development would not result in any significant environmental, social or economic impacts, nor would it be of a significant hazardous or environmentally-polluting nature. The Department is satisfied, as outlined above, that the proposed development would provide significant social and economic benefits to the St Leonards Strategic Centre and continue to strengthen and support the delivery of health care services throughout NSW.

6.4 Issue 4

Whether the proposal is of significant economic benefit to a region, the State or the national economy, such as those with high levels of financial investment and continuing or long-term employment generation.

As outlined by the Applicant, the proposed health administration building represents a Government investment in excess of \$200 million dollars. Additionally, its development is likely to generate up to 1,900 construction related jobs and would afford the relocation of approximately 2,400 health related employees to the strategic centre.

In this respect, the Department believes the proposed development would have significant economic benefits for the region and indirectly, the State. The proposed development would continue to support the identified growth potential of the St Leonards Strategic Centre and signifies the Governments commitment to financially supporting the delivery and improvement of health services throughout NSW.

6.5 Issue 5

Whether the proposal is geographically broad in scale, including whether it crosses over multiple council and other jurisdiction boundaries, or impacts a wide area beyond one local government area.

Whilst the daily operation of the proposed development would be limited in its reach, the functional support and direction the future occupants would provide in the delivery of health care services would be felt throughout the State. The consolidated location of NSW Health's key administrative functions would also improve the efficiency and effectiveness of the delivery of these services, further benefiting the State.

The Department is satisfied that, while singular in its form, the functional aspirations of the proposed health administration building would reach all corners of the State for the betterment of its residents.

6.6 Issue 6

Whether the proposal is complex, unique or multi-faceted and requires specialist expertise or State coordinated assessment, including where councils require or request State assistance.

The Department is not of the opinion that the proposed development is complex in nature, though its purpose and envisaged occupancy of solely NSW Health related agencies and administrative functions is unique. While this does not necessarily require specialist expertise or a coordinated assessment approach, the location of the proposed development within the boundary of the approved RNSH concept plan and its complex approval history, does mean the Department is best able to deal with the nuances of the site and its approval history.

The Department notes Council's main reason for not supporting the Applicant's call-in request is to ensure issues identified with the proposed modification application are addressed to its satisfaction by requiring the matter be dealt with as local development and not as SSD. However, it should be noted that the call-in request does not propose to modify the Concept Plan, though acknowledges a modification to the approved Precinct 4 building envelope layout is required to progress the proposed development, no matter the planning pathway. In this respect, the concerns raised by Council will be considered in full in the Department's separate environmental assessment of the Applicant's proposed modification application.

7. CONCLUSION

The Department agrees with the position of the Applicant that the proposed health administration building is State significant. In summary, the Department considers the project would benefit from an SSD declaration because:

- the proposed development would strongly contribute to the delivery of strategic goals and objectives of State and regional plans, including *A Plan for Growing Sydney* and the Greater Sydney Commission's *Draft North District Plan* by progressing the growth and development of the St Leonards Strategic Centre as a health and commercial employment hub;
- the co-location of the nominated NSW Health agencies and administrative functions will positively contribute to the delivery of major public benefits and social services;
- the proposed development would have significant social and economic benefits through the Government's \$200 million investment and generation of up to 1,900 construction jobs and the relocation of up to 2,400 operational health care related jobs further strengthening the efficiency and effectiveness of the delivery of health care and health care services across NSW; and
- the Department is best placed to assess the proposed development given the complex approvals history associated with the RNSH concept plan and requirement to modify Precinct 4 of the concept plan.

The Department is satisfied that all relevant issues have been addressed by the Applicant and that sufficient information has been provided to determine that the proposal is SSD.

8. RECOMMENDATION

It is recommended that the Planning Assessment Commission:

- a) **consider** the applicant's request and the Department's consideration as outlined above;
- b) **provide advice** on the State or regional significance of the proposal in accordance with the six general issues relating to State or regional significance; and
- c) **provide** advice to assist the Minister for Planning in his decision on whether or not to call-in the proposal as State significant development.



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APPENDIX A CALL-IN REQUEST
