

# Herbert Street Precinct

## Royal North Shore Hospital (RNSH) Campus

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Frequently asked questions

August 2020

### Herbert Street Precinct Transformation at Royal North Shore Hospital Campus

#### *Proposed concept plan FAQs*

The Department of Planning, Industry and Environment, in partnership with NSW Health and NSW Department of Education, is developing a concept plan to transform a portion of Royal North Shore Hospital (RNSH) campus, known as the Herbert Street Precinct. The area occupies 2.27 ha within the southern campus of RNSH, fronting Herbert Street and bound by Reserve Road.

This document answers questions asked regarding the proposed concept plan for the redevelopment of the Herbert Street Precinct.

### Site Redevelopment

#### Will this project benefit the hospital campus?

The proposal will provide significant improvements to the RNSH health precinct.

#### **Open Space**

A key focus of the plan is to identify and implement opportunities for additional open space for staff and visitors of the RNSH hospital campus. Open space will support a healthy environment within the Herbert Street Precinct whilst activating areas between buildings and linkages from existing public transport networks.

#### **Access**

The proposal facilitates a much-needed upgrade to the accessible connections through the hospital campus from St Leonards Station and Herbert Street while increasing significant public domain and open space.

#### **Local Heritage**

The Herbert Street Precinct incorporates buildings of local heritage significance such as the Vanderfield Building. A review of the existing heritage buildings is underway to develop future use strategies to ensure the preservation of the RNSH history. Conversion and revitalisation opportunities for the existing buildings will be incorporated into the proposal and buildings of heritage value will be retained for use by the hospital.

#### How many additional people will use the area daily once the development has been completed?

The Herbert Street Precinct concept plan includes up to 75,000m<sup>2</sup> in floorspace development which includes:

- affordable and key worker housing (circa 500 dwellings)
- commercial office suites
- medi-hotel accommodation
- retail space with potential for a gym, childcare centre, and food and beverage operator(s)

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- 9,000m<sup>2</sup> for a new educational facility

The redevelopment will create new jobs within the Herbert Street Precinct, both in the short term during the construction phase, and in the long term through additional services provided on the site.

### How will existing infrastructure (roads, rail, medical facilities) accommodate additional users?

The proposal includes improved pedestrian infrastructure which will enhance accessibility to and from public transport networks such as St Leonards Train Station and bus stops along the Pacific Highway.

The NSW Government expects such measures to further encourage usage of the public transport network to access the Herbert Street Precinct and rest of RNSH.

Careful planning is underway to ensure the appropriate traffic and pedestrian infrastructure is in place to accommodate the growth in population and jobs.

The proposal will create opportunities for Key Workers to live closer to RNSH, helping to minimise impact on the surrounding road network.

Traffic management and infrastructure upgrades will focus on minimising impacts to Herbert Street and Reserve Road, through internal road/traffic circulation and well-designed access routes.

Onsite parking will be created in accordance with Council (and Government) planning requirements.

A detailed access and traffic assessment is underway and will consider the anticipated increase in use and access to the campus. The outcome of this assessment will directly inform the design and proposal.

Additionally, a school travel assessment has been commissioned to identify student travel requirements (arrival and departure) to facilitate a new educational facility that does not adversely impact the operation of the hospital campus.

### How many private dwellings will be created by the project? Will any private dwellings be available to frontline services workers?

The proposal includes the provision for up to 500 dwellings, of which 75% will be allocated as key worker housing (primarily supporting the staff of RNSH and the Northern Sydney Local Health District) and other essential services workers (ambulance, fire, police, teaching etc). The remaining 25% are proposed to be build-to-rent apartments.

### What is the level of demand for key worker dwellings?

The inclusion of the key worker housing within the proposal was informed by an economic assessment which identified St Leonards, and in particular the proposed Herbert Street Precinct, as a strong location for affordable rental housing due to the proximity to St Leonards Station and RNSH. The analysis identified a high proportion of potential tenants from not only RNSH but the broader Northern Sydney Local Health District and similar key worker services such as teachers, police and emergency service workers. The combined benefit of providing affordable rental housing and reduced travel time for people who work within walking distance or close to public transportation is very valuable for potential tenants who have long commute times while providing added benefits of reducing demand on the transport network.

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#### How will key worker dwellings be made available to frontline services workers?

The proposal includes the provision for up to 500 dwellings, of which 75% will be allocated as key worker housing (prioritised to supporting the staff of RNSH and the NSLHD) and other essential services workers (ambulance, fire, police, teaching etc).

The mechanism for ensuring these residences are made available to key workers has not yet been determined, however the future process to secure an operator will require the demonstration of a process that provides the government with comfort that this will occur.

#### When will this project be complete? How long will construction impact the local area?

Construction will only commence once planning approval and detailed design have been completed. The project will be constructed in partnership with the private development sector. It is currently proposed that a preferred development partner will be appointed through a tender process undertaken by the government following the planning approval stage. It is anticipated that this process will be completed, subject to NSW Government approval, during 2021.

#### How will the government ensure this project is environmentally sustainable?

The NSW Government is committed to sustainability, improving resource (energy, water, waste and air quality) efficiency, reducing operation costs and delivery of resource efficient initiatives that help save money and reduce emissions. This includes:

- leading the way in caring for and improving our environment
- being more efficient, effective, productive, resilient and lowering our costs
- improving our health and wellbeing
- using local suppliers and requiring the engagement of apprentices and indigenous labour
- sharing our knowledge to build a sustainable community

Sustainability focused development strategies, in conjunction with development specific initiatives (include installing solar power, LED lighting, water conservation measures and improved heating and cooling systems) will be included within the development of the Herbert Street Precinct.

#### Are there any harmful materials (asbestos, contaminants, etc.) present in the site? How will they be managed to minimise the risk to the local community?

A contamination assessment and building condition assessment of the site will be undertaken to identify the existence of any harmful/hazardous materials. If present, a Remediation Action Plan (RAP) will be prepared and implemented to ensure the safe removal of any hazardous building materials (including asbestos) and site contaminants is managed correctly and poses no risk to the patients, staff and local community.

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#### Why is this area being looked at before the site where the former acute services building ('the hole in the ground') was located?

The area where the former acute services building was located is reserved for future clinical services and health facility expansion. The area is not located within the Herbert Street Precinct and has not been included as part of the Project.

#### How does this development fit in with the St Leonards and Crows Nest 2036 plan?

The proposal builds on the Health and Education Precinct detailed in the Department of Planning, Industry and Environment's St Leonards and Crows Nest 2036 Plan. The Plan was exhibited in draft from October 2018 to February 2019 and submissions are currently under review.

Priorities for RNSH and surrounds which align with the plan include:

- better connections, including pedestrian, both to and through the RNSH Hospital Campus and particularly across Herbert Street
- enhanced Public Open Space
- flexibility to support future intensification of Health and Education uses
- opportunities for educational uses
- investigations to include affordable housing in the area

#### What about the RNSH Master Plan?

A Master Plan (MP 06\_0051) was approved for the redevelopment of RNSH in April 2007. The proposal seeks to build on both the 2007 Master Plan and the 2012 Zonal Master Plan visions for the RNSH Campus.

#### Is the land to be sold?

The site will remain in NSW Government ownership. A long-term lease of the Herbert Street Precinct is proposed to facilitate development by the private sector.

#### What if the land is required for clinical service delivery?

The Herbert Street Precinct has been reserved to accommodate support services for staff, patients and carers, allowing for future expansion of all clinical services on the remainder of the RNSH Campus. This includes expanding emergency and critical care services.

These plans align with the 2012 Zonal Masterplan and the 2012 letter prepared by then Health Minister Jillian Skinner MP, identifying support services to be provided within the southern part of the RNSH Campus ensuring no impact on the requirement for additional clinical services development.

#### The flythrough animation depicts a minimal proposed setback between the building and the street. Can this design be reconsidered?

The precinct design presented in the flythrough animation is an artist's impression of the proposed concept plan only. Formal consultation will be undertaken as a part of the design and planning

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assessment process to seek feedback on the project design and proposed outcomes of the project. In the meantime, please share your thoughts or concerns with us about the plan through the feedback email address provided.

The height of the tower appears to be much higher than any other building in the local area, how can I express my concerns over this?

The height and scale of the concept plan presented in the flythrough animation is an artist's impression only. Formal consultation will be undertaken as a part of the design and planning assessment process to seek feedback on the project design and proposed outcomes of the project. In the meantime, please share your thoughts or concerns about the plan with us through the feedback email address provided.

Has an Aviation Impact Study been undertaken to address the impact of the helipad on the RNSH roof on the proposed tower within the concept plan?

A desktop aviation assessment was completed as part of the 1 Reserve Road development adjacent to the Herbert St Precinct. The assessment has been used to inform the concept plan of the Herbert Street Precinct which is located further east of the established flight path than 1 Reserve Road. An Aviation Management Plan will be developed as part of any subsequent development applications for the Herbert Street Precinct. The vision outlined by the Government is a concept plan only.

## Healthcare Services

What additional clinical services are proposed?

The proposal considers opportunities for complementary clinical services to be included in the redevelopment. At this stage the design remains conceptual only. Further details on allocation to the complementary services floor space will be included during the detailed design process (to be undertaken).

Will any peripheral services (medical or educational) be available to the public? Will a medi-hotel be available to public patients?

### Medical Services

The proposal considers opportunities for complementary clinical services to be included in the redevelopment. At this stage the design remains conceptual only and further details on allocation to the complementary services floor space will be included during the detailed design process (to be undertaken). The proposal has been designed to support the efficient operation of the existing hospital services.

### Education

The NSW Government has committed funding for early planning of a new education facility within the Herbert Street Precinct. The location and design, along the intended use will be confirmed through detailed feasibility and design stages of the project. The Department of Planning, Industry and Environment is working closely with NSW Department of Education and other government agencies during this process.

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#### **Commercial**

A significant portion of the development has been earmarked for health-related commercial uses, including medical suites and consulting rooms.

#### **Short Stay Accommodation**

A medi-hotel is proposed to form part of the development. The hotel will assist to accommodate public hospital patients (pre and post-operative), respite care, carers and visiting clinicians.

### How will the Hospital be able to cope with the increased population and impact on the Emergency Department and other hospital service waiting times?

A Clinical Services Plan has been developed to ensure Royal North Shore Hospital (RNSH) is able to continue meeting the healthcare needs of the community as the local population grows.

Royal North Shore Hospital is a principal referral hospital providing health services for the local community as well as state-wide specialist services for severe burn injury, neonatal intensive care, interventional neuroradiology, major trauma and spinal cord injury.

The Northern Sydney Local Health District is developing new models of care so people can, when appropriate, receive health care in the comfort of their own home rather than staying in hospital.

By working more efficiently it is possible to increase the amount of healthcare services provided without patients needing an admission to hospital.

There is also adequate space elsewhere on the campus including the area where the former acute services building was located for future clinical services and health facility expansion.

## Education

### What are the requirements for a new school in St Leonards?

The NSW Department of Planning, Industry and Environment and the NSW Department of Education is working closely to determine future infrastructure needs in St Leonards as part of the concept plan for the Herbert Street Precinct redevelopment at RNSH. This work is in line with the NSW Government's commitment to prioritise planning for new primary and secondary educational facilities in St Leonards.

### Will there be new schools in St Leonards?

Department of Education has prioritised for planning a new primary and secondary school to meet future enrolment growth in St Leonards. At this stage it is too early to confirm the location, final scope or project timelines.

### How does this work relate to the previously announced St Leonards Education Precinct?

The previously announced plans for the St Leonards Education Precinct prioritised planning for a new high school and public school at St Leonards. Department of Education is working closely with the NSW Department of Planning, Industry and Environment to investigate the opportunity to build new educational facilities for a primary school as part of the Herbert Street Precinct redevelopment

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at RNSH. However, at this stage it is too early to confirm the location, final scope or project timelines for either the primary school or secondary school.

### When will the new school be ready?

At this stage it is too early to confirm the location, final scope or project timelines.

Funds have been allocated for early planning for new primary school facilities within St Leonards.

Early planning for a new primary school is presently underway, which considers a number of factors including demographic trends, educational requirements, condition of any existing schools in the current catchment area, catchment boundaries, site sizes, transport links and partnership opportunities.

### Where will the new school be located?

The NSW Department of Education is working closely with the Department of Planning, Industry and Environment and NSW Health to investigate the opportunity to include new educational facilities for a primary school as part of the Herbert Street Precinct redevelopment at RNSH. This work is in line with the NSW Government's commitment to prioritise planning for new primary and secondary educational facilities in St Leonards. However, at this stage it is too early to confirm the final scope or project timelines.

### Has a new primary school in St Leonards been fully funded?

Funds have been allocated for early planning of a new primary school in St Leonards. Early planning considers a number of factors including demographic trends, educational requirements, condition of any existing schools in the current catchment area, catchment boundaries, site sizes, transport links and partnership opportunities.

### How will school/additional traffic impacts be accommodated around school pick up and drop off times?

The project is still in early planning. At this stage it is too early to confirm specific details. More information about traffic management will be provided as the project progresses.

Consideration has been given to vehicle movement, with traffic circulated through an internal road network to be accessed via Herbert Street and Reserve Road.

A range of options for managing traffic will also be investigated including promoting walking and cycling. Opportunities to further reduce traffic such as staggered start and finish times for students may also be considered.

### How will you manage the safety of school children during drop off and pick up?

The safety of students, staff, neighbours and the community remains the highest priority at all times.

The project is still in early planning. At this stage it is too early to confirm specific details. More information about traffic management will be provided as the project progresses.

Opportunities to further reduce traffic such as staggered start and finish times for students may also be considered.

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#### How can I have my say?

The NSW Department of Education is committed to working with the community and other stakeholders to deliver this important project.

The project team will use a number of tools and channels to keep the community up to date on the school project as it progresses, including:

- information sessions
- advertisements in local newspapers
- project updates
- updates on the project page at [schoolinfrastructure.nsw.gov.au](https://schoolinfrastructure.nsw.gov.au)
- an information email address ([schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au)) to receive queries

#### Community Amenity

##### How much of the land will remain public land?

As part of the proposal, additional public domain and open space areas (6,000m<sup>2</sup>) will be created and accessible by RNSH staff, patients and the broader community. Consistent with the balance of the RNSH, the Herbert Street Precinct will incorporate buildings that are accessible to employees and visitors alike.

##### How will heritage/character buildings be used? Will they be retained?

The Herbert Street Precinct incorporates buildings of local heritage significance such as the Vanderfield Building. A review of the existing heritage buildings is underway to develop future use strategies to ensure the preservation of the RNSH history. Conversion and revitalisation opportunities for the existing buildings will be incorporated into the proposal and those of heritage value will be retained for use by the hospital.

##### What will happen to the RNSH childcare centre?

RNSH will retain its childcare centre.

#### New Office Space

##### Who will occupy the new office spaces?

The occupants for the new office space are to be determined.

#### Budget

##### How much money will the State Government be contributing to this project?

Current financial modelling indicates the project will be budget neutral and self-funded by value created through the commercial and residential components of the project.

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In addition, the Key Worker Housing will be delivered at zero cost to government, funded by incorporating supplementary uses such as short-stay accommodation, commercial and retail into the development of the area.

## Consultation

### Why haven't clinicians/the public been consulted until now?

The Department of Planning, Industry and Environment is committed to working closely with all stakeholders as the project progresses.

Prior to commencement of the consultation process, several key stakeholders were briefed on objectives of the project and the proposed concept.

We will consult more broadly with the RNSH community and key project stakeholders to seek feedback on the proposed concept and outcomes as part of the investigation phase.

We are keen to hear your thoughts and invite you to participate in this early consultation to ensure the plan reflects the needs of the RNSH cohort including visitors, patients and the surrounding community.

Please send through your questions and feedback to [feedback@property.nsw.gov.au](mailto:feedback@property.nsw.gov.au)

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