

Proposal for Compatibility Certificate

Royal Prince Alfred Hospital Queen Mary Building



March 2011

Prepared for



HEALTH INFRASTRUCTURE
NSW HEALTH

By



Contents

1. Introduction	1
2. Context	1
2.1 Site Description	1
2.2 Zoning.....	1
2.3 Cultural Heritage	2
2.4 Hazards and Natural Constraints.....	4
2.5 Access to Services.....	4
2.5.1 Transport and amenities.....	4
2.5.2 Power.....	5
2.5.3 Communications.....	5
2.5.4 Gas.....	5
2.5.5 Potable Water.....	5
2.5.6 Sewerage	5
3. Proposal	5
4. Strategic Justification	6
4.1 Regional and Local Strategies	6
4.1.1 Metropolitan Plan for Sydney 2036.....	6
4.1.2 Green Infrastructure for Sydney - City of Sydney	9
4.2 Services.....	9
4.3 Environmental Benefits and Management of Constraints	9
4.3.1 Environmental Amenity	9
4.3.2 Traffic.....	12
4.3.3 Noise.....	13
4.3.4 Public Benefits	14
5. Conclusion.....	15

Appendix A	Structural Engineers Report
Appendix B	Architectural Plans
Appendix C	Services Report
Appendix D	Sustainability Report
Appendix E	Transport Report
Appendix F	Acoustic Report

1. Introduction

The purpose of this report is to provide the required information to the Director-General so that a Site Compatibility Certificate can be issued in accordance with Clause 57 (3) and Clause 19 of the Infrastructure SEPP to allow a development application for multi unit housing (student accommodation) to be submitted to Sydney City Council for consideration.

2. Context

2.1 Site Description

The proposal relates to the Queen Mary Building located within the Royal Prince Alfred Hospital in Camperdown. The specific site is shown below and is located on the corner of Gross and Church Streets Camperdown.

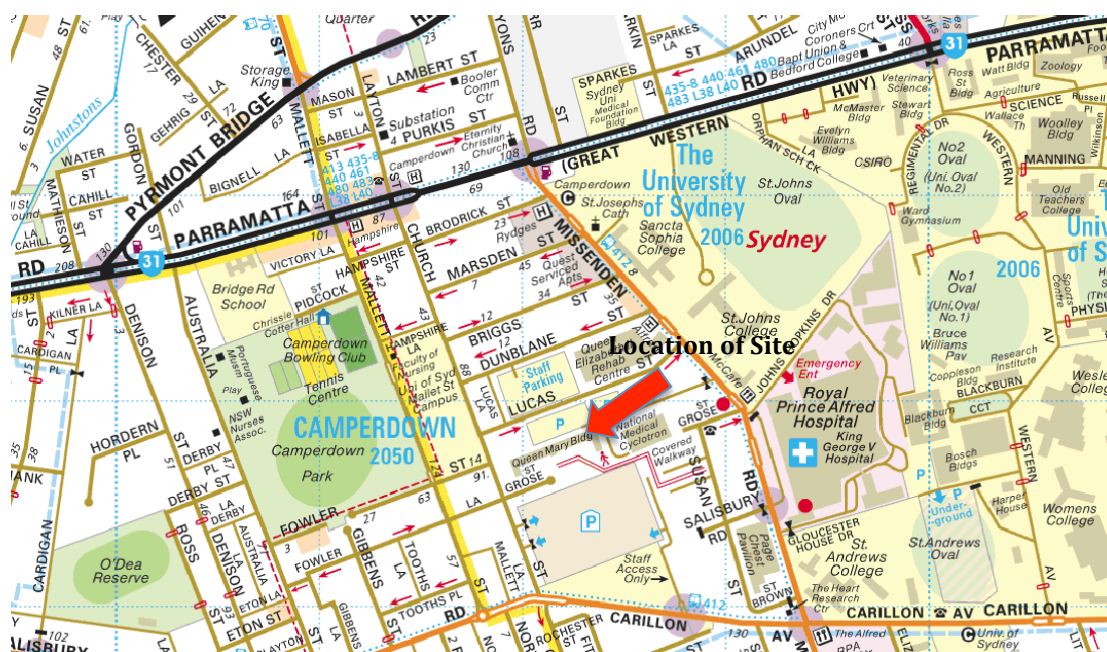


Figure 1 Site Location

The building is bounded to the south by a multi-storey car park; to the north by other existing hospital buildings (including School of nursing, child care centre etc); to the east by the cyclotron building and to the west by Church Street and residential development beyond.

2.2 Zoning

The site is zoned 5 Special Uses-Hospital under South Sydney Local Environmental Plan 1998 (SSLEP) and SP2 – Health Services Facility under the Draft Sydney City Council LEP (DCoS LEP) which is currently on exhibition.

Zone 5 Special Uses under SSLEP allows the following development with consent:

The particular land use indicated by red lettering on the map, or land uses which are ancillary or incidental to that land use; development that may be carried out (with or without consent) on adjoining or adjacent land in the same or a different zone; roads; temporary buildings.

On that basis, the land may be used for a hospital or an ancillary use to that hospital.

The adjoining or adjacent land use is Residential 2(b) located immediately to the west. That zone permits the following with consent:

bed and breakfasts; boarding houses; child care centres; community centres; dwelling houses; educational establishments; home industries; hospitals; local businesses; local shops; multiple dwellings; places of public worship; professional consulting rooms; public buildings; roads; temporary buildings.

Given the definitions of hospital and ancillary uses in the SSLEP, the proposal for student accommodation is not considered to be ancillary and therefore would be a prohibited use.

In the adjacent 2b zone the proposal could be defined as a boarding house:

boarding house means a building wholly or partly let in lodgings which provides lodgers with a principal place of residence, but does not include a backpackers' hostel, bed and breakfast, serviced apartment, private hotel, hotel or motel.

Or a multiple dwelling:

multiple dwellings means development consisting of the erection, alteration, extension or conversion of a building (or buildings) that results in the existence of two or more dwellings on a single allotment of land, but does not include a building (or buildings) elsewhere defined in this Schedule.

However, these uses do not adequately describe the proposed use and therefore it is considered that the ISEPP process and the Compatibility Certificate provides greater certainty as to the permissibility of the proposal, particularly in respect to the retail and commercial components of the project.

2.3 Cultural Heritage

The Queen Mary Building was designed by Stephenson & Turner and constructed between 1951 and 1957 for the purposes of a nurse's home. The building at the time of its use housed up to 770 nurses in single room accommodation with shared toilet and bathroom facilities. The building is listed on the NSW s170 Register as having heritage significance as a health facility.

It's significance is described on the NSW Heritage Database as moderate with the following description provided:

The Queen Mary Building is of moderate significance for the following values:

- *An important part in the historical development of the RPA Hospital being the last major development executed of Schlink's grand plan and the recognition of years of lobbying for adequate accommodation for nurses.*
- *A good example of its type of large scale accommodation buildings, carefully and consistently and competently designed, detailed and built but not of architectural excellence.*
- *Last major Stephenson & Turner building at the hospital marking the end of their period as the hospital's architects and with the other Stephenson and Turner buildings on the site demonstrating the development of their architectural style.*
- *Still being used as accommodation for nurses and for others associated with the hospital.*
- *Retains much of its integrity.*
- *It has important associations for many nurses who lived here and has current social value.*

Schedule of Fabric:

Building as a whole, configuration, fabric, fenestration pattern and open balconies - moderate

Walls, of brick and glass, concrete and metal detailing to balconies - moderate

Original metal windows, joinery, hardware, floor finishes particularly in public spaces such as lift lobby area and corridors - moderate

Internal planning with central corridors - moderate

Continuing use for provision of accommodation for the hospital - moderate

Covered walkways to other Blocks - intrusive

The original plan of the Queen Mary Building was to contain 1,000 bedrooms, however, building regulations restricted the height of the building and the number of floors was reduced. When completed, there were eleven floors of bedrooms with a total of 736 single bedrooms. A typical floor had a quiet room, bathrooms, showers and laundries at each end of the floors, a large common room in the centre, and a sister's suite with bedroom and balcony. The roof had a large sewing room and sunbathing area. The ground floor contained visitors rooms, dining room, drawing room, library and four music rooms, milk bar and hairdressing salon. The basement contained gymnasium, picture theatre, box room, linen room, etc.

All nurses were transferred from the 1936 Nurses Home to the Queen Mary Building. In recent years nurses have been allowed to live away from the hospital and demand has decreased for accommodation. Rooms in the building are now also being used for other purposes associated with the hospital such as distant accommodation, archives and a nursing museum.¹

In terms of the significance of the building, the NSW Heritage Database suggests the following:

¹ Quote from Heritage Database on www.heritage.nsw.gov.au

SHR Criteria a) [Historical Significance]

The Queen Mary Building is of moderate significance for the following values:

- *An important part in the historical development of the RPA Hospital being the last major development executed of Schlink's grand plan and the recognition of years of lobbying for adequate accommodation for nurses.*
- *Still being used as accommodation for nurses and for others associated with the hospital.*
- *Retains much of its integrity.*
- *It has important associations for many nurses who lived here and has current social value.*

SHR Criteria c) [Aesthetic Significance]

The Queen May Building is of moderate significance for the following values:

- *A good example of its type of large scale accommodation buildings, carefully and consistently and competently designed, detailed and built but not of architectural excellence.*
- *Last major Stephenson & Turner building at the hospital, marking the end of their period as the hospital's architects and with the other Stephenson and Turner buildings on the site demonstrating the development of their architectural style.*

SHR Criteria d) [Social Significance]

The Queen Mary Building is of moderate significance for the following values:

- *Still being used as accommodation for nurses and for others associated with the hospital.*
- *It has important associations for many nurses who lived here and has current social value.²*

There are no known Aboriginal Cultural Heritage areas within the locality and the proposal will not impact on any known archaeological resources.

2.4 Hazards and Natural Constraints

The site is within a highly urbanised environment and there are no known hazards or natural constraints.

2.5 Access to Services

2.5.1 Transport and amenities

The site is well located close to services, transport, universities, and medical facilities. The site is within 5 minutes walk to bus stops with high frequency bus services to and from the City and Central Railway. Macdonaldtown and Newtown Railway Stations are a ten (10) minute walk from the site.

Cycleways are also located nearby with City of Sydney's cycleway plan to further improve the safety and accessibility of this mode of transport. Taxi services are similarly close by along Missenden Road.

Shops, business services, recreation educational and cultural facilities are all located within walking or a short distance from the site.

² Quote from Heritage Database on www.heritage.nsw.gov.au

2.5.2 Power

The existing 800A/phase floor mounted kiosk substation will need to be upgraded. An application has been lodged with Energy Australia to determine the requirements for the upgrade.

2.5.3 Communications

The current telecommunications system will need only minimal upgrade and the extent will be further determined closer to the development application.

2.5.4 Gas

Gas supply is sufficient for the refurbishment. Gas would also be used to boost the solar hot water system should this system be incorporated.

2.5.5 Potable Water

There will be no increase in demand for potable water.

2.5.6 Sewerage

Only minor modification will be required to deal with the refurbishment.

3. Proposal

The building is a 13 storey predominantly brick 'U- shaped' structure located on a consolidated area of land measuring 6220m². The building has been unoccupied since 2005 when it was vacated due to fire compliance issues.

A structural report has been provided by MPN Group Engineers (refer Appendix A) which addresses the implications of the proposal on the structure of the building.

The proposal is to convert the Queen Mary Building into student accommodation through internal and minor external alterations. Key features of the proposal include:

- 755 single/double bedrooms (765 beds);
- 152 of the rooms will have a balcony or courtyard;
- 1 lounge area per 13 rooms – 59% with balconies;
- Bicycle storage at 1 space per 3 rooms (space for 250 bicycles);
- 33 car spaces located at the ground floor level adjacent to the building;
- Communal kitchens, laundries and bathrooms;
- 1500m² of commercial space at the lower ground level;
- 275m² of retail space at ground level;
- 1655m² of storage space (2.7m² per bed).



Figure 2 The existing building

Details of the proposal are described on plans attached at Appendix B.

The consolidated site area is 6220m² and the proposed Gross Floor Area (GFA) is describes in the following table:

Location	GFA (m ²)	FSR
Lower Ground Floor	3175	
Ground Floor	2880	
Level 1	1720	
Levels 2-10	15480	
Level 11	1460	
Main Roof	1290	
Tower Roof	215	
TOTAL	26220	4.14

4. Strategic Justification

4.1 Regional and Local Strategies

4.1.1 Metropolitan Plan for Sydney 2036

Strengthening a City of Cities

This Metropolitan Plan recognises the contribution of the entire ‘Global Sydney Region’ including all its centres, employment lands and resources in building the

productivity and status of the city region. It aims to strengthen Sydney's city of cities structure by:

- Promoting the regional cities to underpin sustainable growth across Sydney
- Achieving a compact, connected, multi-centred and increasingly networked city structure
- ***Containing the urban footprint and achieving a balance between greenfields growth and renewal in existing urban areas***
- Supporting, protecting and enhancing nationally and internationally significant infrastructure in the metropolitan area
- Identifying and planning for infrastructure to support Global Sydney
- Constantly strengthening Sydney's capacity to attract and retain global businesses and investment
- Strengthening Sydney's role as a hub for NSW, Australia and South East Asia through better communications and transport connections
- Strengthening Sydney's position as a contemporary global tourism destination
- Ensuring Sydney continues to support major events in iconic locations and remains competitive in the global event and convention market
- Planning and coordinating delivery of infrastructure to meet metropolitan housing and employment growth targets

Growing and Renewing Centres

The Metropolitan Plan aims to grow and renew Sydney's network of centres by:

- ***Locating at least 80 per cent of all new housing within the walking catchments of existing and planned centres of all sizes with good public transport***
- Focusing activity in accessible centres and limiting out-of-centre commercial development
- Planning for centres to grow and change over time
- Planning for new centres in existing urban areas and greenfield release areas
- ***Planning for urban renewal in identified centres where public transport capacity exists or is being expanded***
- ***Identifying urban renewal opportunities on State and Commonwealth Government land***
- Maximising urban renewal opportunities in social housing areas by including other Government services in renewal programs
- Using urban renewal of social housing to better meet the needs of Aboriginal people
- ***Providing for the protection and adaptive reuse of heritage items in centres undergoing urban renewal***
- Investigating the economic case for targeted State investment in urban renewal in more challenging localities
- Providing sufficient capacity for the clustering of businesses and knowledge-based activities in Major and Specialised Centres

- Promoting identified future directions for Major and Specialised Centres through subregional and local planning, infrastructure planning and location of services

Housing Sydney Population

- Locating at least 70 per cent of new housing within existing urban areas and up to 30 per cent in new release areas
- ***Locating at least 80 per cent of new homes within the walking catchments of existing and planned centres of all sizes with good public transport***
- Setting new housing targets in Subregional Strategies and Local Environmental Plans
- Ensuring local planning controls include more low rise medium density housing in and around smaller local centres
- Examining ways to achieve the Federal targets for disability-friendly housing
- Improving housing affordability by exploring incentives to deliver moderately priced rental and purchase housing across all subregions
- Setting affordable housing targets for State urban renewal projects on a case by case basis
- ***Improving the quality of new housing development and urban renewal by strengthening the Government's role in ensuring good design outcomes***
- Appointing SEPP 65 Design Review Panels for areas of high growth, including the Strategic Centres
- New urban renewal mechanisms including the Sydney Metropolitan Development Authority

Achieving Equity, Livability and Social Inclusion

- Ensuring equity, liveability and social inclusion are integrated into plan making and planning decision-making
- Preparing criteria to identify major developments that require formal social impact assessment
- ***Setting equity, liveability and social inclusion targets for major urban renewal proposals***
- Ensuring the special needs of particular groups are considered in plan making and planning decision-making
- Ensuring Aboriginal Community Action Plans developed under the Partnership Community Program align with Subregional Strategies
- Implementing the NSW Homelessness Action Plan and Regional Homelessness Action Plans
- ***Ensuring appropriate social infrastructure and services are located near transport, jobs and housing***
- Delivering parks, playing fields and public spaces that suit new multiple uses
- Developing Western Sydney Parklands as a major asset for Western Sydney
- Encouraging regional Aboriginal cultural heritage assessments and develop new tools and protocols for inclusion in LEPs and other planning instruments
- Ensuring Western Sydney's cultural and artistic life is strengthened and encouraged to support future urban growth

- Strengthening cultural and related activities through identification and protection of appropriate venues, places and clusters

The proposal is considered to be highly consistent with the objectives and mechanisms identified in the Metropolitan Plan for Sydney 2036. In particular the points shown in bold above are significant for this proposal.

4.1.2 Green Infrastructure for Sydney - City of Sydney

The proposal is consistent with objectives for diverse and affordable housing delivery in the City.

It is also consistent with the objectives of provision of housing close to transport and cycleways and is in close proximity to the cycleways proposed under City of Sydney's Cycleway Strategy.

4.2 Services

As outlined in the previous section, there are adequate services available to the site with upgrades required in only a few circumstances. These upgrades will be managed in conjunction with the relevant agencies. A Services Report is attached at Appendix C.

4.3 Environmental Benefits and Management of Constraints

4.3.1 Environmental Amenity

The Queen Mary Building is currently vacant and has been for over 6 years. Leaving the building in this state is a wasted opportunity to upgrade the building to current environmental standards and re-use it for much needed low cost student accommodation close to the hospital, universities and colleges. The refurbishment will make use of a significant piece of existing infrastructure and save considerable resources over construction of a new building for the same purpose.

The proposal will incorporate SEPP 65 requirements as far as possible within the constraints of the existing buildings configuration and allow for through ventilation and a higher level of amenity for users than is currently available. Pergola shade structures will also be introduced at level 1 and level 11, to improve the level of amenity of the building and the thermal comfort of the terrace areas.

The existing balconies will be fully maintained and divided, where appropriate, to create private open space for the adjacent bedrooms and lounges.

New windows shall be introduced into the southern courtyards, to open the building interior up to the adjacent landscaped areas in order to increase the level of amenity and the utilisation of the landscaped area.

The courtyards facing Grose Street, will be selectively excavated around the existing mature trees, to provide level access to the building, increasing the internal levels of

natural light, while providing direct entrances from Grose Street, via stairs and chair lifts for the commercial areas.

It is proposed to enliven the streetscape by introducing a café and retail space adjacent to the main student entrance, which will have the capacity for outdoor seating and separate entrances from Grose Street. This amenity, together with the opening up of the two courtyards to Grose Street for the commercial entrances, will provide further activation at street level.

A small additional number of bedrooms will be introduced at the Ground Floor Level, with the removal of some windows to create balconies. The balconies will reinforce the residential scale of the building at this level and further enliven the streetscape.

It is also proposed to replace the windows on the East & West wings with windows to floor level, which will increase the solar access into these rooms during winter.

A Sustainability Report has been prepared by Urban Jungle and is attached at Appendix D. The key initiatives that are to be adopted from this report are:

Energy

Heating and Ventilation

The project is currently being planned to provide comfort to occupants through natural ventilation wherever possible. The primary objective is to minimise demand for mechanical systems. If possible it is intended that the existing radiant hydronic heating system will be restored and used to provide heating to the residences in what is generally recognised as the most efficient and effective way.

Natural Ventilation

Effective natural ventilation is a critical element of every residential style project as it greatly enhances the quality of life within the building and provides a more energy efficient building. The project, being the adaptive reuse of an existing building, is somewhat constrained with a typical floor section having a room on each facade and a central corridor.

In order to achieve cross ventilation as a first preference and buoyancy ventilation where cross ventilation is not possible, it is proposed to establish each of the corridors as an automatically controlled breezeway. This will enable each apartment to independently, manually control their own indoor thermal environment by means of a window and damper arrangement. The corridors themselves will be automatically controlled to protect from extreme weather conditions and rain. The breezeway style corridors will also facilitate the natural ventilation of the shared facilities on each floor.

In addition to the ventilation of the living spaces, it is also critical that effective natural ventilation be provided to the common facilities on the lower floors. Current design allows the majority of these to be effectively cross ventilated to take advantage of increased ceiling heights to improve performance.

Based on the proposed design solution it is expected that all apartments will be naturally ventilated. Approximately 10% of these will have a compromised performance in some wind conditions. The majority (>60%) will be effectively cross-ventilated without relying on other private spaces.

Passive Design

Whilst the envelope of the facility is largely fixed, the passive design features of the building will serve to enhance comfort and reduce energy consumption. The relatively narrow floor plates, high ceilings and heavyweight facade and structure can all be used effectively and combine with the natural ventilation, heating and ventilation systems to enhance their performance. The concept of the automatically controlled breezeway corridors will facilitate a night purge to enable the benefit of the thermal mass to be maximised and where necessary in discrete areas the facade can be supplemented with additional screening and performance films on the glass.

The project also proposes a number of green roof areas. This will provide a thermal benefit to the spaces below and reduce heat reflected into any living spaces above.

The existing building, whilst constrained in orientation, is ideally suited to providing an optimised passive design strategy for the intended use.

Solar Hot Water

As a major energy demand in a residential facility, there is the opportunity to implement a solar hot water system on the roofs to help offset demand for gas heating within the building. It will be possible to offset a significant component of these loads and provide a greenhouse gas reduction. This initiative will be implemented in accordance with the requirements of Basix.

Water

Water Conservation

Best in market WELS rated fixtures and fittings for showers and basins and selection of appliances aligned with the requirements of Basix will provide a significant water demand and reduction.

Non-Potable Water Supply

It is proposed that the water cycle of the building will be future proofed by providing a secondary non potable water system to toilets. This will enable toilets to be flushed using harvested rainwater and in the future direct connection of a possible citywide recycled water network in accordance with any Basix compliance requirements.

Rainwater Harvesting

Rainwater will be harvested from the roofs of the project and stored in a basement located rainwater tank. This water will be used for both irrigation and toilet flushing on the site and help reduce potable water demands. This will be provided in line with the requirements of Basix.

Stormwater Treatment

The majority of rainwater falling on the site will be harvested, or collected by the green roof systems. Any water that will flow into the stormwater system will be treated in line with best practice guidelines using gross pollutant traps.

Materials

Façade Reuse

Current design planning for the project is focused on retaining the existing facade and where necessary supplementing it's performance through addition of shading, improvement of seals to reduce uncontrolled infiltration and the installation of spectrally selective performance films to the glass. The resulting facade will minimise demand for new resources and rejection of waste to landfill. The embodied energy savings achieved through reductions in new glass, aluminium, concrete and block work will be minimised towards zero.

Reuse of Structure

It is proposed to use the existing building structure with minor alteration either through addition or demolition where the current system provides appropriate performance. Like the façade, this will greatly reduce the embodied energy impact of the project by minimising carbon intensive materials like concrete and steel.

Reuse of Mechanical Systems

The current building incorporates a hydronic radiator heating system. In the Sydney climate, and with appropriate passive design, active cooling systems are not generally required to maintain good comfort levels in residential facilities however a good heating system is generally a necessity.

The existing radiator heating system provides the opportunity to implement what is generally the most appropriate and efficient heating system in a residential style facility cost effectively.

In addition, there is the possibility to use the radiators through summer by passing slightly cooled water through them and allowing them to act as a heat sink further enhancing the overall quality of the internal environment with very little, if any, energy impact on the project.

Additional initiatives are included in the full report.

4.3.2 Traffic

A Transport Report has been prepared for the proposal by Colston Budd Hunt and Kafes Pty Ltd which has assessed the implications of the proposed development in terms of public transport, parking provision, access servicing and internal layout and traffic effects. The full report is attached at Appendix E. In summary it states:

- i) the proposed refurbishment of the Queen Mary Building will provide accommodation for some 765 students, plus associated facilities;
- ii) the proposed development will have good access to public transport

- services in accordance with government policy to encourage travel by non-car modes;
- iii) parking provision is considered appropriate;
- iv) access, internal circulation and layout are considered appropriate;
- v) the proposed development will have a very low traffic generation of some 15 to 20 vehicles during peak hours; and
- vi) such a low traffic generation would not have noticeable effects on the operation of the surrounding road network.

On that basis it is considered that transport and traffic are manageable for the proposal.

4.3.3 Noise

Acoustic Logic has prepared a report analysing the acoustic impacts associated with the proposed project. Their full report is attached at Appendix F. The purpose of their report was to identify external noise impacts that would require the building to be upgraded; identify noise sources generated by the site and determine emission goals; and comment on internal construction and finishes in terms of Sydney City Council's acoustic requirements.

General Noise

The report concluded that:

Noise levels at the southern façade (facing the car park) and the northern façade (facing the child care centre) were determined to be less than 55dB(A)Leq(1hour). Given the measured external noise level, no acoustic treatment is needed in order to comply with Councils noise impact requirements:

- Noise levels within the proposed development will be less than 45 dB(A)Leq(1hour), even assuming that windows in the development are left open. No acoustic treatment will be needed in order to comply with the “naturally ventilated” acoustic criteria. Mechanical ventilation to meet acoustic objectives is not required.
- When windows are closed, standard glazing will be sufficient to ensure that the “windows closed” acoustic criteria will be achieved.

Key potential noise sources are the use of common areas and commercial tenancies. Acoustic Logic has advised that

- Noise generated through use of common areas and lounges to accommodation areas will be satisfactorily controlled through construction of internal walls/floors etc to meet BCA requirements.
- Base building construction of the space to be used for commercial tenancies will also be designed to meet BCA requirements with respect to noise transmission to adjacent residential tenancies. In the event that any of the tenancies are likely to generate higher than typical noise levels (restaurant/café, gymnasium) it is anticipated that future tenants would be required to undertake an acoustic assessment as part of any development application to ensure there will be no adverse noise impacts.

Detailed design of internal works will be undertaken during design development,

once internal construction systems are determined. This will ensure noise generation within the development will not adversely impact other spaces.

External Mechanical Plant

Mechanical plant items are not typically selected until Construction Certificate (CC) stage and a detailed review of all external mechanical plant would be undertaken at construction certificate stage (once plant selections and locations are finalised).

Acoustic treatments will be determined in order to control plant noise emissions to a level complying with Council noise emission goals.

Primary mechanical plant items with the potential to create noise are likely to consist of ventilation plant, hydraulic plant and exhaust fans for kitchens/commercial tenancies.

In summary, compliance with all relevant guidelines will be achievable. Indeed, given the plant items likely to be required and the distance to the nearest noise sensitive receivers, compliance with noise emission goals will be achievable using typical acoustic treatments (vibration isolation mounts, screens around external plant).

A review of the internal acoustics including:

- sound transmission through walls (inter-tenancy walls, tenancy to common area/stairwell/lift shaft etc);
- sound (impact and airborne noise) transmission through floors of sole occupancy units; and
- noise from mechanical and hydraulic services.

indicates that compliance with all relevant codes will be achievable and the site is appropriate for the intended refurbishment and use as student accommodation.

4.3.4 Public Benefits

The development of the site for student accommodation will allow a significant piece of public infrastructure to be used for a purpose that has an increased demand in this location without significant impacts on the building fabric, its heritage significance and the receiving environment.

The location of the building in close proximity to universities and colleges as well as the hospital will enable students to be safely housed in a well located and appropriate environment with good transport networks and easy access to amenities such as recreation facilities, shops, restaurants and health facilities.

The refurbishment of the building will have a significant benefit to the public through the economic use of an existing public resource, the further support of public infrastructure such as the cycleway and public transport and the reduction in environmental impacts that would occur if the building were to be demolished or another structure constructed for accommodation of students in an area where land for such a use is a scarce resource.

5. Conclusion

The proposal for the refurbishment of the Queen Mary Building to allow for student accommodation, commercial and retail uses is highly compatible with the surrounding land uses, is consistent with the strategic planning framework for Sydney and the local area and has minimal impacts. It is therefore recommended that a Compatibility Certificate be issued for this Site.