

Addendum to Application for Site Compatibility Certificate – Queen Mary Building, Royal Prince Alfred Hospital, Camperdown

Compliance with requirements of Clause 19(6) of the State Environmental Planning Policy (Infrastructure) 2007:

(6) The Director-General must not issue a certificate unless the Director-General:

(a) has taken into account any comments received from the council within 14 days after the application for the certificate was made, and....

We understand that this is being undertaken.

(b) is of the opinion that the development concerned is compatible with the surrounding land uses having regard to the following matters:

(i) the existing uses and approved uses of land in the vicinity of the development,

The building has been vacant since 2005 having been previously used as a nurses home. The surrounding land uses are predominantly hospital based including the School of Nursing a child care centre and the Cyclotron building. Residential land uses are located immediately opposite the building on the western side of Church Street. The proximity of the building to major education facilities, including University of Sydney, other residential development and health uses makes the proposed use highly compatible with the surrounding land uses.

Recently approved uses in the vicinity of the proposed development include the Chris O'Brien Lifehouse Project with which the proposal will be compatible. We are not aware of any other approved developments which would be incompatible with the proposal.

(ii) the impact that the development (including its bulk and scale) is likely to have on the existing uses, approved uses and uses that, in the opinion of the Director-General, are likely to be the preferred future uses of that land,

The proposal is an internal reconfiguration of an existing building which prior to becoming vacant in 2005 was used as a nurses home for up to 770 residents. The bulk, scale or other physical characteristics of the proposal will have no impact on the surrounding existing land uses as it already exists. The only other future use of the site would be as a hospital related use, given it's proximity and relationship with the hospital. However an analysis has identified there are no identified future hospital related requirements for this site.

The proposal's location close to public transport, amenities, recreation opportunities and the City make the proposed use a preferred use of the land in order to maximise the opportunities available. The proposal will have little impact as shown in the report accompanying the application and its appendices.

(iii) the services and infrastructure that are or will be available to meet the demands arising from the development, and

As identified in the original report there are adequate services and infrastructure available to cope with the demand arising from the proposal. While some upgrades to supplies may be required they have been identified as minor.

(c) is of the opinion that the development concerned is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land.

The original report outlines the approach that would be taken to the proposed redevelopment of the Queen Mary Building. The refurbishment will encompass many measures to improve the environmental outcomes of the development compared with its existing status. There are so significant environmental risks associated with the land or the surrounding environment. The reuse of the existing building will not have an impact on the surrounding environment and will not pose an environmental risk to the land.