

# Herbert Street Precinct

## Royal North Shore Hospital Campus

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### Frequently Asked Questions

March 2021

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

### Project FAQs

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

Frequently asked Questions & Answers regarding the proposal are outlined below.

### Overview

#### **What are the key features of the proposed project?**

The Herbert Street Precinct proposal offers up to 75,000m<sup>2</sup> in floor space development, which includes:

- affordable key worker housing
- commercial office suites
- short stay / medi-hotel accommodation
- retail space with the potential for a gym, childcare centre, and food and beverage operator(s)
- a new primary school servicing the St Leonards residential catchment

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

#### **Does the NSW Government consider the Herbert Street Precinct as surplus land?**

The NSW Government considers the Herbert Street Precinct suitable for future, ongoing use and does not consider the land surplus. The government has identified that the existing use of the site could be improved to provide better services and facilities for staff, patients and visitors of the RNSH, as well as the surrounding community.

The NSW Government's proposed redevelopment of the Herbert Street Precinct is to make a valuable contribution to a world-class hospital and its campus, with complementary and supporting activities that will serve both staff and the community into the future.

### Affordable Housing

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

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

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#### **What is the level of demand for key worker housing?**

The inclusion of affordable key worker housing in the proposal has been informed by the results of an Economic Assessment that identified St Leonards, including the proposed Herbert Street Precinct, as a suitable location for affordable rental housing with high demand due to the site's close proximity to the St Leonards Station, Royal North Shore Hospital and other local amenities.

#### **How will affordable housing be made available to key workers? Who will be the landlord?**

The entire site will remain in NSW Government ownership. A long-term lease of land within the Herbert Street Precinct is proposed to facilitate development by the private sector. Provisions to demonstrate how the key worker housing will be managed and confirmation of the landlord will be included in a future tender process.

### Strategic Planning

#### **How does the proposal fit in with the St Leonards and Crows Nest 2036 Plan?**

The proposal seeks to build upon the Health and Education Precinct detailed in the NSW Government's St Leonards and Crows Nest 2036 Plan (the Plan). This Plan was released in August 2020, following a public exhibition period held between October 2018 and February 2019. The Herbert Street Precinct proposal aligns with the following key elements of the St Leonards and Crows Nest 2036 Plan:

- provision of new health services, affordable key worker housing and additional education facilities
- better connections, including pedestrian, both to and through the RNSH Hospital Campus and particularly across Herbert Street
- enhanced Public Open Space
- innovative and complementary health and education uses, and
- new early childhood, schools and tertiary education facilities in the area.

#### **What about the RNSH Master Plan?**

A Master Plan (MP 06\_0051) for the redevelopment of RNSH was approved by the Department of Planning in April 2007. The Herbert Street Precinct proposal seeks to build upon the vision of the 2007 Master Plan and also the 2012 Zonal Master Plan for the RNSH Campus.

#### **How much of the redevelopment, as a percentage of floor space, will be dedicated to Clinical support services and Ambulatory Care, as outlined in the 2012 Zonal Master Plan (Zones 8 and 2)?**

An exact percentage of floor space has not yet been determined.

As referenced above, the Herbert Street Precinct proposal seeks to build upon the vision outlined in previous master plans developed for the site, including the 2012 Zonal Master Plan, that considers the provision of contemporary clinical support and health related services within the site.

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

The NSW Government recognises that parts of the Herbert Street Precinct incorporate buildings of local heritage significance. The proposal will encourage the sensitive restoration and adaptive re-use of heritage buildings within the precinct, to ensure preservation of the cultural and heritage values of the RNSH into the future. Buildings of heritage value, such as the Vanderfield building, will be retained by NSW Health.

The NSW Government will prepare a future use strategy that will consider revitalisation and adaptive re-use opportunities for heritage buildings and will collaborate with relevant planning authorities to prepare the required studies and assessments so as to reduce the impact on and optimise the use of heritage items at the site.

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

Planning is underway to ensure that existing and future infrastructure at the site is appropriately planned for and in place to accommodate future jobs and the area's population growth, and to minimise impacts on the surrounding infrastructure network. This work will consider the anticipated increase in use and access to the site. Outcomes of this assessment will further inform the planning proposal.

#### **How will vehicles access the Precinct?**

Traffic management and infrastructure upgrades will focus on minimising impacts to Herbert Street and Reserve Road. A detailed access and traffic assessment is underway and the outcome of this assessment will directly inform the design and planning proposal.

#### **Has the proposal been declared a State Significant Development? When will the planning proposal be lodged?**

At this stage, a preferred planning pathway has not been confirmed and discussions are progressing with both the Department of Planning, Industry and Environment and Willoughby City Council. It is intended that a planning proposal will be lodged with the relevant approval authority in late-2021. This revised timeline will allow additional time for the planning proposal to be refined and shared with the community prior to lodgement.

## Detailed design

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

The design presented in the flythrough animation is an artist's impression of the planning proposal only. Consultation will be undertaken with stakeholders and the community to seek feedback as part of the design and planning assessment process.

#### **How is the proposed height of the tower justified? How will the proposal address privacy concerns and sunlight access for residents of neighbouring buildings?**

The height and scale of the proposal responds to the site's local context relative to the RNSH campus and St Leonards. The proposal seeks to deliver increased amenity including additional public domain and open space areas for the local community as well as staff, patients and visitors of RNSH.

The planning proposal is in line with the St Leonards and Crows Nest 2036 Plan. As a part of the design and planning assessment process, formal consultation will also be undertaken to seek feedback on the project design and proposed outcomes.

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

An aviation assessment of the Herbert Street Precinct proposal has been undertaken in consultation with NSW Ambulance Aeromedical Operations to ensure compliance with Australia's Civil Aviation Safety Regulations 1998 (CASR). The NSW Government will continue to work closely with relevant stakeholders and regulators as the proposal is further developed. An Aviation Management Plan will be developed as part of any subsequent development applications for the Herbert Street Precinct.

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

The existing childcare centre at the RNSH will be retained on site. The proposal will consider an upgrade of this existing facility, with future details to be confirmed during the detailed design process.

#### **How will this proposal achieve its sustainability goals?**

Sustainability is a key objective and initiatives such as installing solar power, LED lighting, water conservation measures and energy efficient heating and cooling systems will be considered as part of the Herbert Street Precinct proposal.

#### **Will the existing pedestrian bridge across Herbert Street be replaced?**

Preliminary traffic and pedestrian modelling have indicated that replacement of the existing pedestrian bridge across Herbert Street will enhance accessibility to and from public transport hubs such as St Leonards Train Station, the future Crows Nest Metro Station and bus stops along the Pacific Highway. This will also assist to minimise traffic along Herbert Street. Replacement of the existing pedestrian bridge between The Forum and the south-east corner of the Herbert Street Precinct will be considered as a part of the proposal.

#### **When will construction commence and how long will it last?**

The proposal is still a concept. An indicative program anticipates the project will be delivered during 2023–2025, following approval of the planning proposal and subsequent development applications.

#### **How will dust and noise pollution be managed during construction?**

A construction environmental management plan will be developed as part of future development applications that will address the management of dust, noise and other pollutants during construction activity.

### Budget and commercial

#### **Will the land be sold? How much of the land will remain public land?**

The NSW Government will retain ownership of land within the Herbert Street Precinct. A long-term lease is intended to be offered to the private sector who may partner with a community housing provider to facilitate future development within the Precinct.

As part of the proposal, additional public domain and open space areas (~6,000m<sup>2</sup>) will be created. These areas will be accessible for use by RNSH staff, patients and the broader community.

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#### **Will the Government be partnering with the private sector to deliver the vision for the project? How much money will the State Government be contributing to this project?**

It is envisaged that the project will be delivered by the private sector in partnership with the government and that a formal tender process will be undertaken to select an appropriate partner(s).

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

Although the occupants of the new office space are yet to be determined, a portion of the development is proposed to include health-related commercial uses, including short-stay accommodation for visiting patients and carers.

#### **Will any portion of the project be offered as a Public Private Partnership (PPP)? Does the outcome of the Northern Beaches Hospital inquiry apply?**

A Public Private Partnership arrangement is not proposed for this project.

Recommendation 22 of the report into the operation and management of the Northern Beaches Hospital recommended that “the NSW Government not enter into any PPP for future public hospitals”. While the proposal is on the campus of the RNSH, there is no plan to deliver a hospital facility as part of the proposal.

#### **Is the development of the buildings for the complementary clinical services and short-stay accommodation dependent on the delivery of the residential tower?**

The project is anticipated to be delivered as a whole to ensure cohesiveness with the existing campus and to create a vibrant new health and education precinct.

#### **What are the retail opportunities and when will they be available for lease?**

The proposal includes opportunities for retail offerings such as food and beverage outlets as ancillary uses to support the RNSH Campus and nearby St Leonards community. Further details on retail opportunities will be considered during the detailed design process.

## FEEDBACK

#### **How can I have my say on the Herbert Street Precinct transformation?**

The NSW Government is committed to working closely with all partners, stakeholders and the community as planning for the precinct progresses.

The government is keen to hear your thoughts and feedback on the Herbert Street Precinct proposal, and encourages the public to participate in consultation to ensure future planning reflects the needs of patients, staff and visitors of the RNSH, as well as the surrounding community. Feedback will be carefully considered to help inform the future transformation of the site.

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

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