



## Planning Assessment Report

# Application to Modify the Minister's Approval for Macquarie Private Hospital

## Major Project 06\_0172 MOD 2

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### 1 BACKGROUND

The Minister for Planning approved a project application for the construction of the Macquarie University Private Hospital on the 13 May 2007 subject to conditions. The approval provided for the staged construction of an 18,709sq.m, 208-bed, 6 storey private hospital including basement car parking for 218 vehicles. This approval was subsequently modified by Modification MP06\_0172 MOD1. This modification included the addition of new medical facilities increasing the gross floor area of the building to 19,491.9sq.m.

On 21 October 2008, the proponent submitted a second modification application under s.75W of the Environmental Planning and Assessment Act 1979 (the Act) seeking approval for minor internal and external design changes to the hospital building. These design changes primarily relate to the inclusion of building services and the reconfiguration of the building to comply with the BCA.

The application seeks approval to modify condition A2 which relates to the approved plans.

The Department considers that the proposed modifications are acceptable as the works shall not significantly alter the original approval and are largely in response to building service locations. As such, the modifications are considered worthy of support.

### 2 THE PROPOSED MODIFICATIONS

The proposed modification involves modifying condition A2 which relates to the approved plans.

Specifically the modifications include:

- Additional louvres and modification of some windows in the façade;
- Addition of a lightning protection mast on the roof of the Level 6 Plant room;
- BCA changes relating to egress at the ground floor (south west);
- Movement of the electrical switch room, previously located in the loading dock, to Basement 1;
- Extension of stairs 8, 9, 10, 12 to Level 5 (previously part of Stage 2);
- Air intake for Basement car park, enclosing wall and blast wall for fire hydrants on Talavera Road;
- Air intake louvre and enclosing wall on southern boundary;
- Realignment of column at entry to underground car park; and
- Extension of stairs 6 and 7 to Level 6 in lieu of Stairs 8 and 12 for fire egress from the rooftop plant.

The changes to the façade such as the addition of louvres and windows have been in response to the development of the mechanical services in the building and also due to the planning of the internal floor configuration. Thus the subject modifications are in response to the allocation of services for the building. Refer to **Tag A** for the proposed modification elevation plans and **Tag B** for the approved elevation plans.

### 3 ASSESSMENT PROCESS

Section 75W(2) of the Act provides that a proponent may request the Minister to modify his approval of a project. The Minister's approval is not required if the project as modified will be consistent with the original approval.

The proposed modification seeks to change the terms of the Minister's determination through amendment to the conditions of approval. Accordingly, the modification will require approval.



Section 75W(3) of the Act provides the Director-General with scope to issue environmental assessment requirements (DGRs) that must be addressed before the consideration by the Minister or his delegate. DGRs have not been issued for the modification due to the like nature of the modified proposal. It is considered that the impacts arising from the proposed modification are minimal and similar to the original proposal.

Section 75W(4) of the Act gives the Minister the authority to modify the approval (with or without conditions) or disapprove the modification. Following consideration of the proposed modification (see below), the Department recommends the modification be approved.

#### **4 CONSULTATION**

Pursuant to Section 75X (2)(f) of the Act the Director-General is required to make publicly available requests for modifications of approvals given by the Minister. In accordance with Clause 8G of the Environmental Planning and Assessment Regulation 2000, the request for the modification was placed on the Department's website. Modifications are not required to be publicly exhibited.

#### **5 CONSIDERATION**

The proponent requests approval for various internal and external design changes. The need for these changes has been identified during the early construction stage of the building. The modifications are relatively minor and are in response to the requirement of various building services. The proposed changes will not alter the approved gross floor area. The modifications will retain the approved façade treatment and architectural integrity of the building.

It is therefore considered acceptable to modify the consent by modifying Condition A1 relating to the approved plans.

#### **6 CONCLUSION**

The proposed modifications are considered to be acceptable and consistent with the original approval. The modification works result compliant fire egress and the establishment of necessary services to the building. Therefore the modifications improve the features of the building and are worthy of support.

#### **7 RECOMMENDATION**

It is recommended that Executive Director of Strategic Sites and Urban Renewal under delegated authority, approve the modifications as detailed in this report and in doing so sign the attached Modification Approval under Section 75W (Modification of Minister's Approval) of Part 3A of the Act (**Tag C**).

**Prepared by:**



Wilfred Nino  
Planner

**Approved by:**



Simon Bennett  
Team Leader  
Strategic Assessments



Michael File  
Director  
Strategic Assessments



Jason Perica  
Executive Director  
Strategic Sites and Urban Renewal

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