

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment Systems and Approvals

SUBJECT: TAMWORTH REGIONAL CANCER CENTRE MODIFICATION **APPLICATION (MP 10_0176 MOD 3)**

PURPOSE

To determine a modification request (MP 10_0176 MOD 3) for the Tamworth Regional Cancer Centre, which seeks to delete condition E1 of the project approval relating to preparation of a Workplace Travel Plan and Transport Access Guide.

BACKGROUND

On 20 June 2011, the Director-General approved the major project for the construction of the Tamworth Regional Cancer Centre (MP 10_0176) at Johnston Street, North Tamworth. The approval comprised construction of a building with 3,696 sqm of gross floor area, 30 parking spaces, covered walkway, pedestrian footpaths, vehicle access, landscaping and an electrical substation kiosk. The project is located towards the south-east of the Tamworth Regional Hospital campus (see **TAG A**).

On 7 February 2012, MP 10_0176 MOD 1 was approved by the Director, Metropolitan and Regional Projects North, as delegate for the Minister for Planning and Infrastructure to revise sustainability conditions D1 and F1 to require the project to target a 4 star Green Star rating.

On 30 March 2012, MP 10_0176 MOD 2 was approved by the Director, Metropolitan and Regional Projects North, as delegate for the Minister for Planning and Infrastructure, to revise condition C1 to require the further traffic analysis be completed prior to occupation instead of prior to commencement of works.

The project is currently under construction and nearing completion.

PROPOSED MODIFICATION

The proponent is seeking to have condition E1, which requires the preparation of a workplace travel plan for the Cancer Centre, deleted as the recently approved Tamworth Hospital Redevelopment (SSD 5204, currently under construction) includes campus wide redevelopment works such as site access arrangements, public transport locations and parking. These works would potentially duplicate initiatives for a standalone workplace travel plan for the Cancer Centre. Furthermore, a Green Travel Plan will need to be prepared and implemented for the Tamworth Hospital Redevelopment, which would be more extensive and address the whole campus (including the Cancer Centre).

CONSULTATION

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request.

The request was referred to Tamworth Regional Council, who raised no objection to the proposed modification.

DELEGATED AUTHORITY

The Minister has delegated his functions to determine Part 3A applications to the department where:

- the council has not made an objection, and
- there are less than 10 public submissions objecting to the proposal, and

- a political disclosure statement has not been made in relation to the application.

No submissions were received from the public regarding the proposed modification and council has not made an objection. There has also been no political disclosure statement made for this application or for any previous related applications or by any of the persons who lodged a submission.

Accordingly, the application is able to be determined by the Director, Metropolitan and Regional Projects North under delegation.

KEY ISSUES

The proponent is seeking to have condition E1 deleted as the Cancer Centre is nearing completion and the Workplace Travel Plan would duplicate requirements for the broader hospital redevelopment.

The department considers that the condition can be deleted as the approved Tamworth Hospital Redevelopment (SSD 5204) requires the preparation of a Green Travel Plan, which will identify initiatives to support sustainable transport modes across the campus where the Workplace Travel Plan would only have identified initiatives for the Cancer Centre staff. The Green Travel Plan essentially duplicates the requirements of condition E1, but would be a more suitable timing for formulation of a transport plan, given the works being undertaken across the campus. The Tamworth Hospital Redevelopment also includes a condition that requires further consultation with council in regards to the location of bus stops, which has not been finalised. Therefore, a standalone Workplace Travel Plan for the Cancer Centre is no longer suitable as it would duplicate work that will be carried out for the broader campus redevelopment and has minimal scope in encouraging wider use of sustainable transport measures given the limited number of staff that the plan would be applied to.

Accordingly, the department recommends the modification application be approved.

RECOMMENDATION

It is RECOMMENDED that the Director, Metropolitan and Regional Projects North:

- note the information provided in this briefing;
- approve the modification request; and
- sign the attached modifying instrument (TAG B).

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