

ASSESSMENT REPORT

ST VINCENTS PRIVATE HOSPITAL SSD 6840 MOD 3

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD) approval for the redevelopment of the St Vincent's Private Hospital (SVPH).

The application has been lodged by JBA Urban Planning on behalf of St Vincent's Private Hospital Sydney (the Applicant) pursuant to section 96 (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to make minor changes to the wording of Condition A2.

2. SUBJECT SITE

SVPH is located at the southern end of the St Vincent's Hospital Sydney (SVHS) campus at 406 Victoria Street, Darlinghurst (refer to **Figure 1**).



Figure 1: Site Location

3. APPROVAL HISTORY

On 17 September 2015, SSD approval (SSD 6840) was granted for the redevelopment of the SVPH including:

- construction of a 13 storey East Wing building;
- addition of a storey over the existing low rise building; and
- internal and external refurbishment works to the existing low rise and high rise buildings.

Modification 1 (SSD 6840 Mod 1) was approved on 8 August 2016, and included a range of internal and external modifications to the building.

Modification 2 (SSD 6840 Mod 2) was approved on 13 October 2016, and included amendments to the main entry foyer, internal modifications and a new café use.

4. PROPOSED MODIFICATION

On 17 October 2016, the applicant lodged an application (SSD 6840 Mod 3) to modify condition A2 by correcting the date of the Modification 2 planning report referenced in the condition and the date and revision numbers of three architectural plans referenced in the condition.

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1) of the EP&A Act allows a consent authority to modify a development consent to correct a minor error, misdescription or miscalculation. There are no notification or assessment requirements applicable to modifications made under Section 96(1). The Department is satisfied that the proposal seeks only to correct minor errors and misdescriptions in the modification instrument and therefore is within the scope of Section 96(1).

5.2 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Director Modification Assessments may determine the application under delegation.

5.3 Consultation

The application was made publically available on the Department's website. Due to the minor nature of the modification it was not notified by any other means.

6. ASSESSMENT

The proposal seeks approval to correct typographical errors in condition A2 of the approval, including:

- the date of the Planning consultant report submitted with Modification 2; and
- the dates and revision numbers of three updated architectural plans submitted with Modification 2.

The Department is satisfied the proposed modification would ensure the approval correctly references the plans and documents submitted for approval, and would not change the Department's original assessment or result in any additional impacts. Consequently, it is recommended that the modification be approved.

7. RECOMMENDATION

It is recommended that the Director, Modification Assessments:

- (a) consider the findings and recommendations of this report;
- (b) approve the modification under delegated authority, subject to conditions; and
- (c) sign the attached Notice of Modification for SSD 6840 MOD 3 (**Appendix A**).

Endorsed by:



Natasha Harras
Team Leader
Modification Assessments

Approved by:



Anthony Witherdin
Director
Modification Assessments

APPENDIX A: NOTICE OF MODIFICATION

A copy of the Instrument of Modification can be found on the Department's website at the following address:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8206

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8206