

ASSESSMENT REPORT

St George Hospital, Kogarah SSD 7024 MOD 2

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD 7024) approval for Stage 2 of the St George Hospital redevelopment in the Georges River local government area.

The application has been lodged by Health Infrastructure (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to install safety screens around the perimeter of the upper two levels of the approved extended multi-level car park.

2. SUBJECT SITE

The St George Hospital is located at Gray Street, Kogarah. The existing multi-level carpark the subject of the proposed modification is located on the south-western edge of the hospital campus, as shown in **Figure 1** below.



Figure 1: Site Location (base source: Nearmaps)

3. APPROVAL HISTORY

On 13 November 2015, the Executive Director, Priority Projects Assessments granted approval to SSD 7024 for Stage 2 of the hospital redevelopment, which included:

- construction of an eight storey Acute Services Building (ASB) above the existing Emergency Department (ED)
- construction of single storey addition to radiology
- relocation of the helipad to the top of the ASB
- construction of two additional car parking levels on the existing multi-level carpark
- refurbishment works to existing hospital buildings
- electrical substation works and upgrade works to the hospital main entrance.

On 17 December 2015, the Acting Director, Regional Assessments, under delegation, approved a modification to the consent (SSD 7024 MOD 1), including:

- construction of an atrium adjacent to the lift core on the eastern side of the ASB
- alterations to the configuration of the plant room on the rooftop of the ASB
- an extension to the canopy above the main entrance to the hospital.

4. PROPOSED MODIFICATION

On 27 March 2018, the Applicant lodged a further modification application (SSD 7024 MOD 2), seeking approval to install 5.6 m high safety screens around the perimeter of the two new upper levels of the multi-level carpark.

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 4.55(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Table 1: Matters to be satisfied under section 4.55(1A) of the EP&A Act

Section 4.55(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification only seeks to make minor changes to the multi-level carpark facade. The overall visual aesthetic of the carpark structure is maintained, and the carpark maintains its function. The Department considers that as the modification does not result in any changes to the building footprint, function of the building, total FSR of the site or increase amenity impacts, the modification will result in a development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received one informal submission from Georges River Council. No public submissions were received. Refer to Section 6 of this report.

5.2 Environmental Planning Instruments

The following EPIs are relevant to the development:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 55 – Remediation of Land

- Kogarah Local Environmental Plan 2012.

The Department undertook a comprehensive assessment of the redevelopment against the above-mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification does not result in any change to consistency with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Director, Social and Other Infrastructure Assessments, may determine the application under delegation as:

- the relevant local Council has not made an objection
- a political disclosure statement has not been made
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application as originally lodged was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to Georges River Council (Council). Due to the minor nature of the proposed alteration, the modification request was not exhibited by any other means.

Council advised via email that it had no objection to the proposed modification.

No public submissions were received.

7. ASSESSMENT

The Applicant seeks to add perimeter screening to the two new upper levels of the existing multi-level carpark to support the safe and functional operation of the carpark.

While the structure of the two additional levels has been completed, construction of the treatment to the edge of the levels has not commenced. In this regard, the proposed changes involve a redesign of the previously approved balustrade and barrier system. At Level E, the approved design of the one metre high masonry balustrade wall is proposed to be substituted with an Armco style crash barrier and 2.2 m high vertical powder coated aluminium batten screening in a dark grey finish (representing a net increase in height of 1.2 m over the approved balustrade). Below on Level D, the perimeter will also be fitted with an Armco style crash barrier and an extension of the Level E screen above. There is no change in the number of car spaces, nor any structural changes to the internal layout.

No height controls exist on the subject site.

The proposed perimeter screening is represented in **Figures 2 to 4** below.



Figure 2: North Elevation – Gray Street Car Park (source: Applicant's Modification Report)

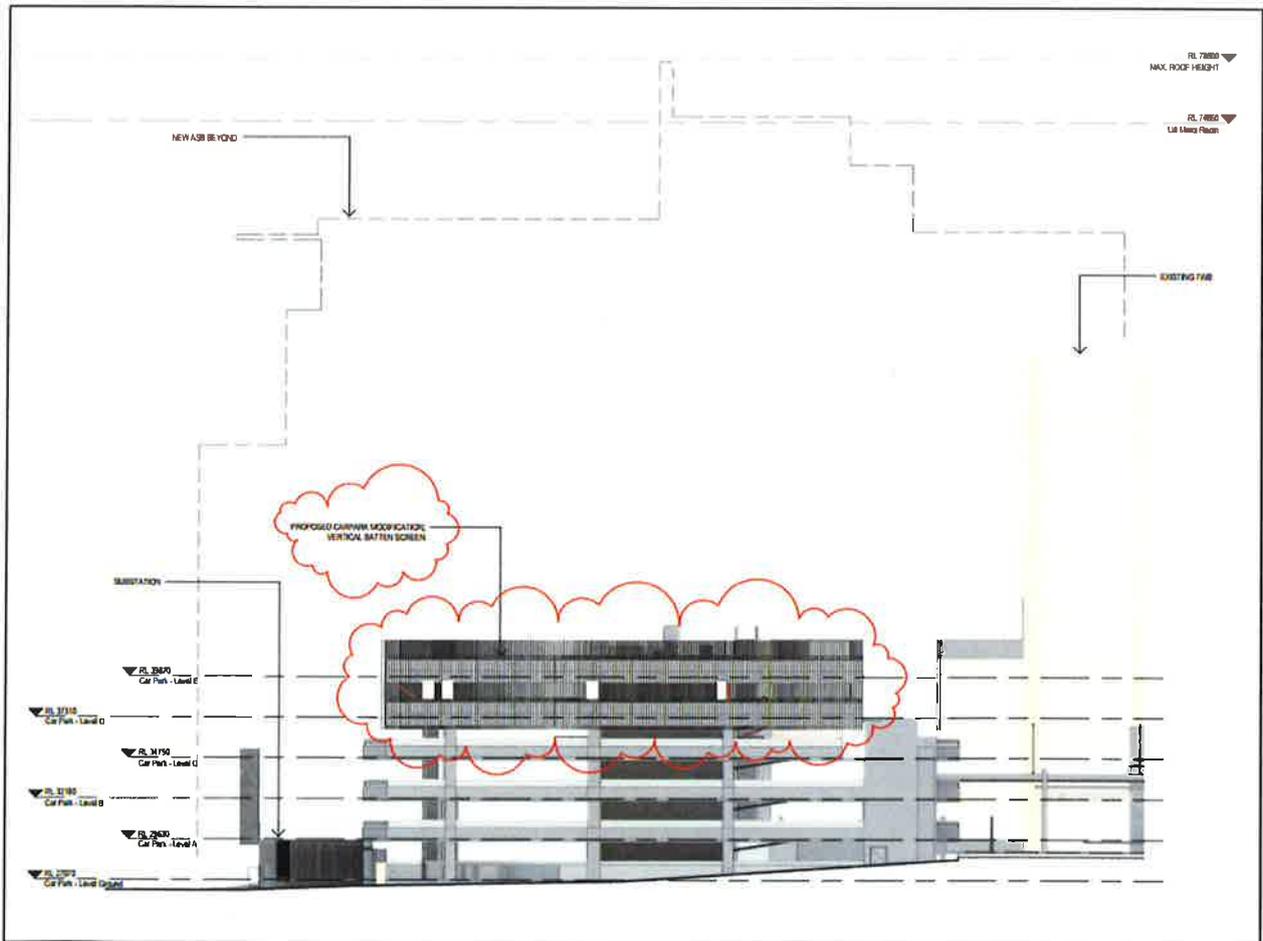


Figure 3: South Elevation – Gray Street Car Park (source: Applicant's Modification Report)

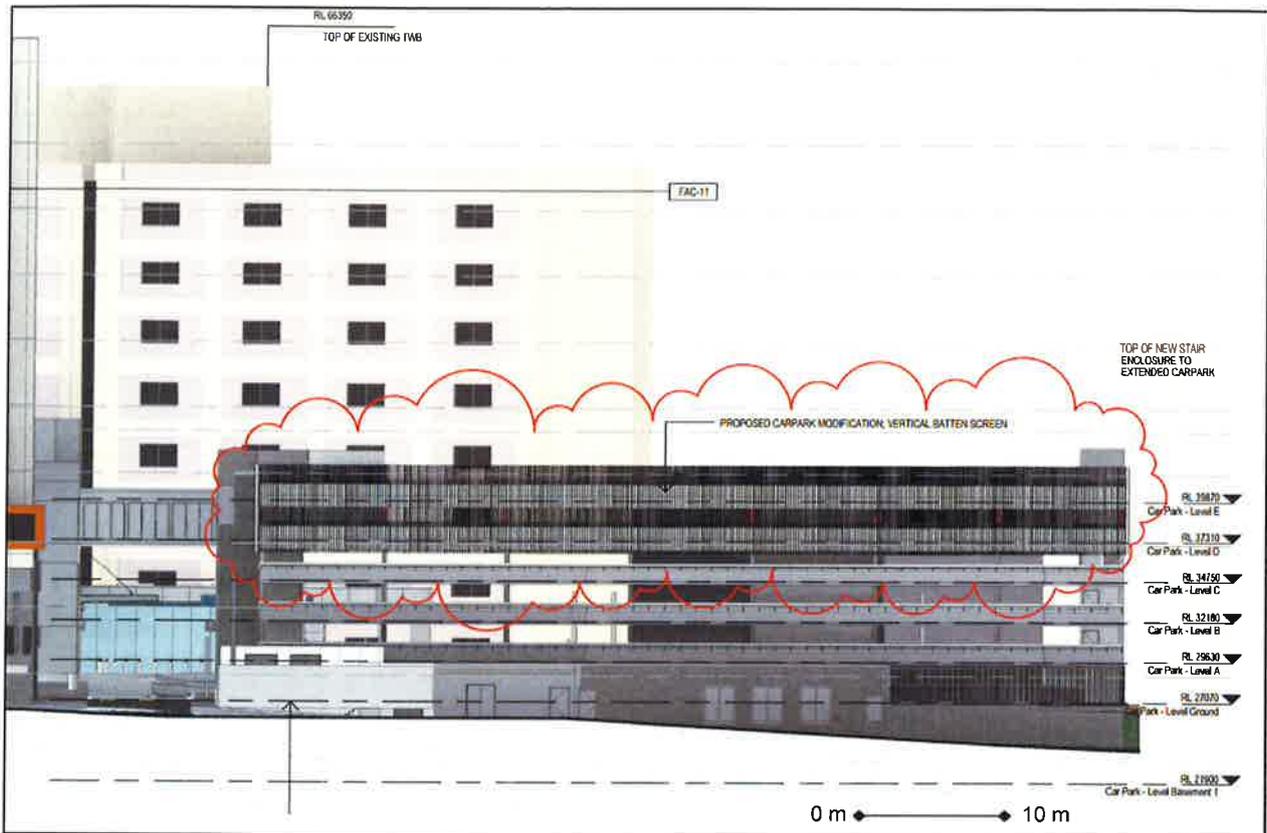


Figure 4: West Elevation - Gray Street Car Park (source: Applicant's Modification Report)

The Department considers the key issues associated with the modification application are:

- overshadowing
- built form and visual impacts.

Overshadowing

The proposed screening will increase the perimeter height of the multi-level carpark by 1.2 m, marginally increasing the shadows cast by the structure.

As part of the modification application, the Applicant provided a solar access study to outline the potential shadows created by the perimeter screening. The shadows cast by the increase in height of the 1.2 m perimeter screening increases the 9 am and 2 pm shadows cast in mid-winter (refer to **Figures 5** and **6**). The perimeter screening height increase does not affect the 3 pm shadows as the ASB behind the carpark already overshadows the area that the carpark would otherwise shadow.



Figure 5: 9 am shadow diagrams June 21 (source: Applicant's Modification Report)

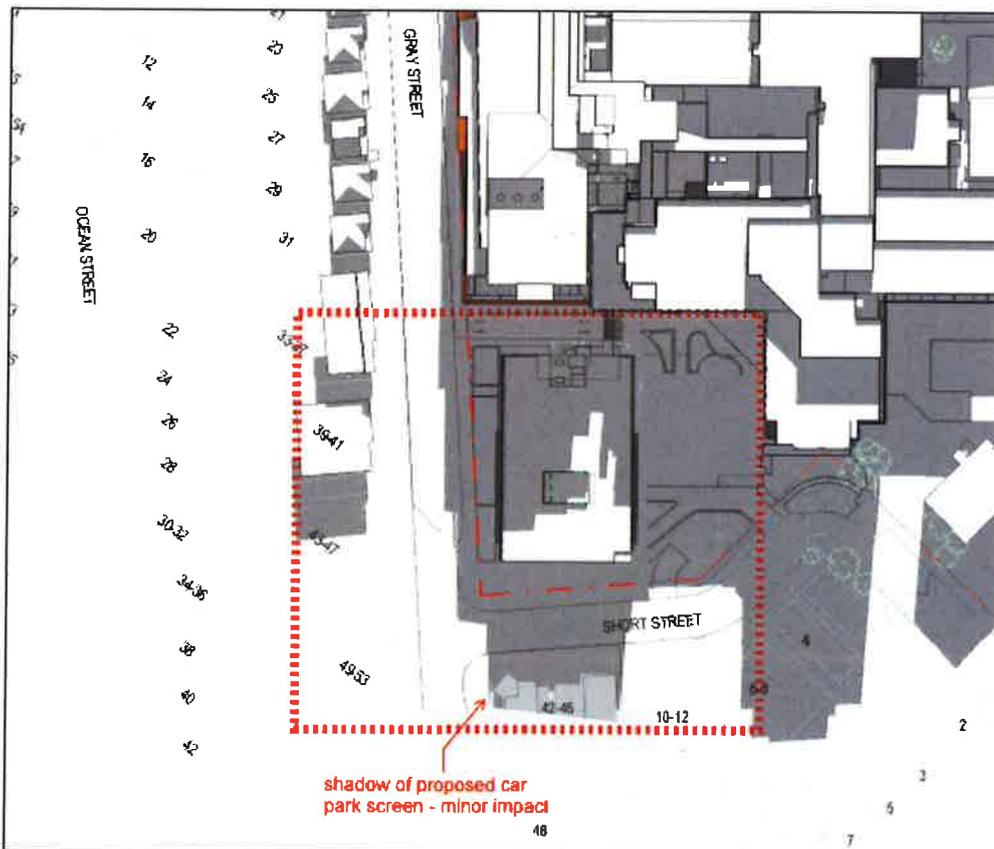


Figure 6: 2 pm shadow diagrams June 21 (source: Applicant's Modification Report)

Between 9 am and 3 pm on June 21, the new perimeter screening of the multi-level carpark results in the following shadowing impacts on residential flat buildings in Gray Street and health care facility in Short Street:

- overshadowing before 10 am predominantly falls on apartment roofs and does not impact on areas of private open space

- between 10 am and 12 pm, overshadowing falls on the public footpath and Gray Street and does not affect residential properties
- between 12 pm and 1 pm approximately 1.7 m to 1.9 m of additional shadow falls on the front portion of 42-46 Short Street (health care facility) where large established trees already shadow this part of the property
- at 2 pm the front of 42-46 Short Street is already overshadowed and any additional shadow is cast over the roof
- at 3 pm the ASB to the north overshadows the carpark and adjacent properties.

Therefore, the proposed modifications result in minimal overshadowing impacts to living areas or areas of private open space and are therefore considered acceptable. Neighbouring residential properties will continue to receive an appropriate amount of sunlight during the winter solstice.

Built form and visual impacts

The proposed screening is situated on the upper levels of the multi-level carpark. Its location and proposed vertical slat configuration will increase the overall height appearance of the structure when viewed from the street.

The screening is powder coated vertical aluminium batten screening, coloured dark grey (refer to **Figure 7**). The vertical slats will be spaced 100 mm apart, ensuring screening will not appear as a solid wall when viewed from surrounding streets. The Applicant detailed that the selected screening material was based on durability, maintenance and ease of construction (installation), while the colour was selected to match the new hospital buildings and refurbished main entry colour palette.



Figure 7: Perspective of the carpark as viewed from Gray Street (Source: Applicant's Modification Report)

The Department has reviewed the visual and built form impacts of the proposed modified development and is satisfied that the design, colour and scale of the screening is suitable. There are no adverse environmental impacts, the height increase is minimal and neighbouring properties are not adversely affected by increased shadowing (as discussed earlier).

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- it would not result in any adverse environmental impacts

- it would not adversely affect existing solar access to neighbouring properties
- it would not result in any significant visual impacts
- the proposal is substantially the same as originally approved.

Consequently, it is recommended that the modification application be approved subject to the recommended modified conditions.

9. RECOMMENDATION

It is recommended that the Director, Social and Other Infrastructure Assessments:

- a) as delegate of the Minister for Planning:
 - **consider** the findings and recommendations of this report
 - **determine** that part of the application falls within the scope of section 4.55 (1A) of the EP&A Act
 - **modify** the consent (SSD 7024 MOD 2)
 - **sign** the attached instrument of modification (**Appendix A**).
- b) form the opinion under section 7.17(c) of the *Biodiversity Conservation Act 2016* that a biodiversity development assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values of the site.

Recommended by:



David Gibson
Team Leader
Social and Other Infrastructure Assessments

DECISION

Approved by:



Dominic Crinnion
A/Director
Social and Other Infrastructure Assessments
as delegate of the Minister for Planning