

ASSESSMENT REPORT

Blacktown Hospital, Blacktown SSD 7714 MOD 1

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State significant development (SSD 7714) consent for Stage 2 of the redevelopment of Blacktown Hospital in the Blacktown local government area.

The application has been lodged by Health Infrastructure pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to refurbish the internal layout of Levels 3 and 4 of the existing Main Hospital Building and enclose part of the Level 4 outdoor terrace.

2. SUBJECT SITE

The subject modification relates to the Main Hospital Building within the Blacktown Hospital campus (see **Figure 1**).

Blacktown Hospital is located approximately 29 kilometres northwest of Sydney's central business district and one kilometre south east of Blacktown Station. Land uses surround the site to the south and east consist of low density residential housing, whilst to the west and north there exists a mixture of educational, recreational, high density residential, commercial and mixed uses.

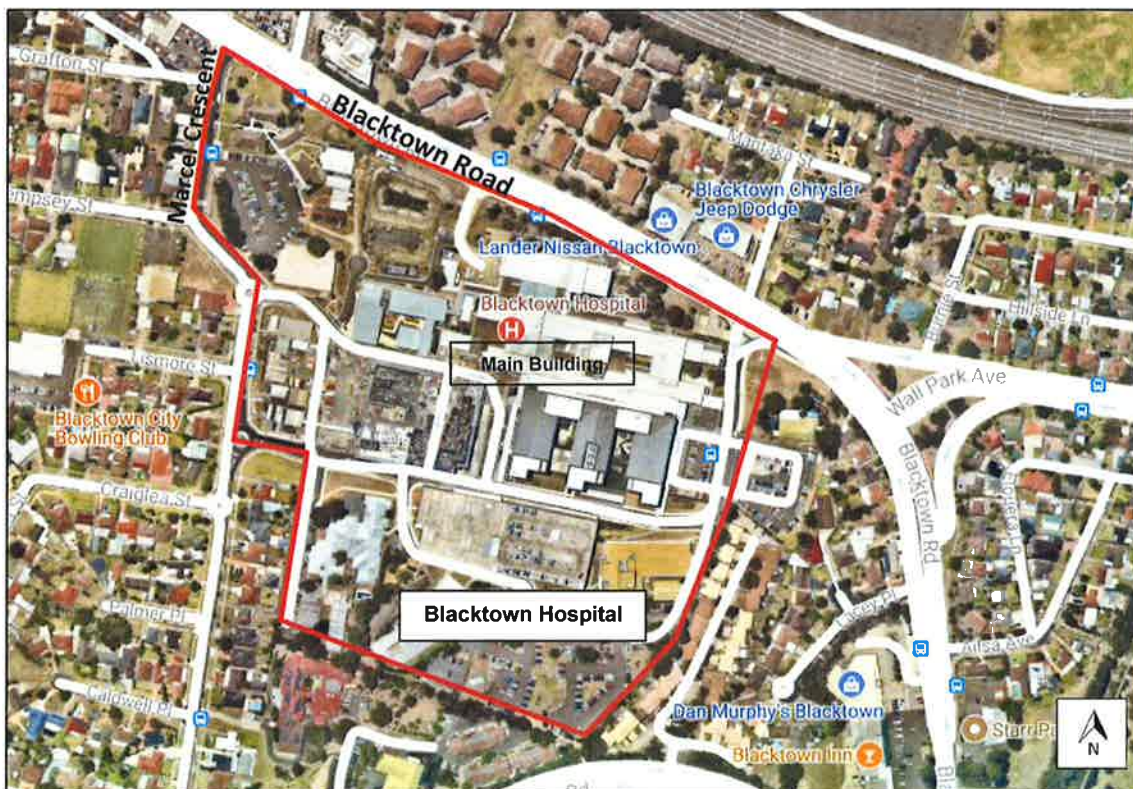


Figure 1: Site Location (base source: Nearmaps)

3. APPROVAL HISTORY

On 16 December 2016, the Executive Director, Priority Projects Assessments, as delegate to the Minister, granted SSD approval for the Stage 2 Main Building Works at the Blacktown Hospital. The development included:

- construction and operation of a nine storey Acute Services Building (ASB)
- construction of a new public entry atrium, bridge link to a multi-storey carpark and bridge and tunnel connections to the existing Main Hospital Building and Stage 1 Clinical Services Building (CSB)
- refurbishment of areas of the existing Main Hospital Building.

4. PROPOSED MODIFICATION

On 27 March 2018, the Applicant lodged a modification application (SSD 7714 MOD 1) seeking approval for internal refurbishments to Levels 3 and 4 of the Main Hospital Building and partial enclosure of the Level 4 outdoor terrace.

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 Level 3 and 4 of Blacktown Hospital Main Building. While the proposed modification makes minor changes to the external appearance to Level 4 in the north-west corner, this change will not have adverse impacts on visual amenity or view loss. All other changes are internal refurbishments. The Department considers 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 submission from Blacktown 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. 55 – Remediation of Land
- Blacktown Local Environmental Plan 2015 (BLEP).

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 Blacktown Council (Council).

Council advised it supported the proposed modifications. No public submissions were received.

7. ASSESSMENT

The application seeks to modify the internal arrangements of Levels 3 and 4 within the existing Main Hospital Building, with the added extension of Level 4 onto part of the existing outdoor terrace area. The extension of Level 4 will connect the interior functions to the existing emergency exit stairs.

The terrace infill will result in an increase in floor area of 121 sqm. As the remainder of the proposed works are internal, there is no adverse environmental or visual impact associated with this component of the application. The Level 4 terrace faces Blacktown Road and its partial enclosure will result in a minimal change to the external appearance of the building as the terrace is already enclosed on the perimeter by mesh screening (which will be removed and replaced with a more sympathetic balustrading solution).

The proposed changes to the internal layout are illustrated in **Figures 2 to 5** below.

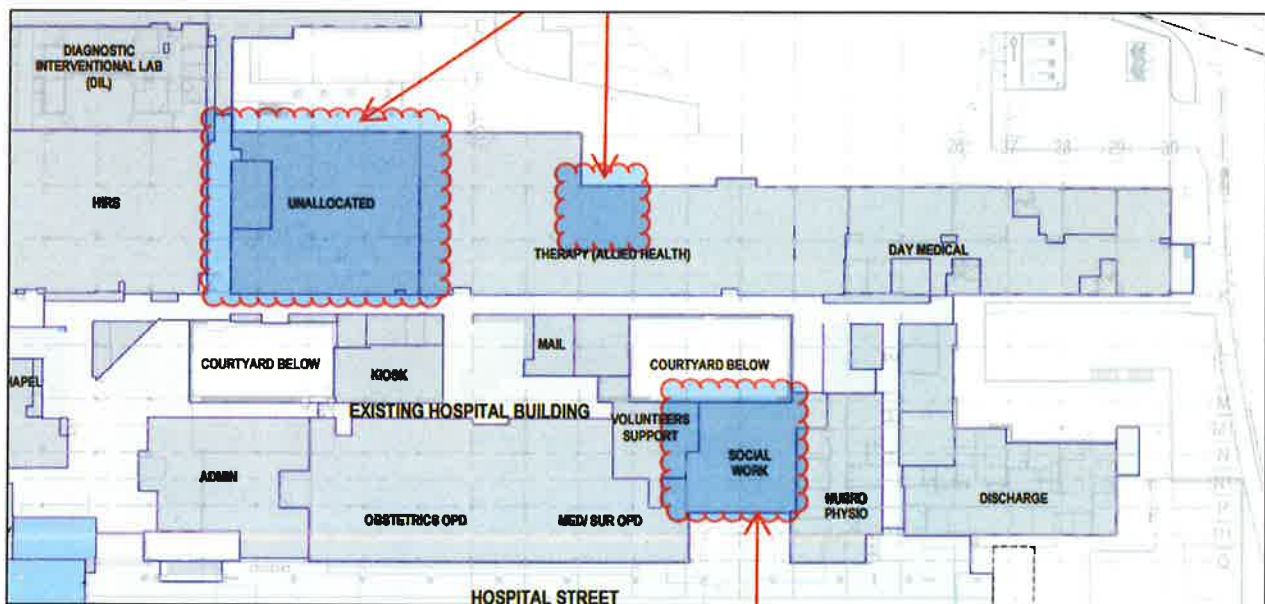


Figure 2: Level 3 - existing layout depicting areas for refurbishment clouded in red (source: Applicant's Modification Application)

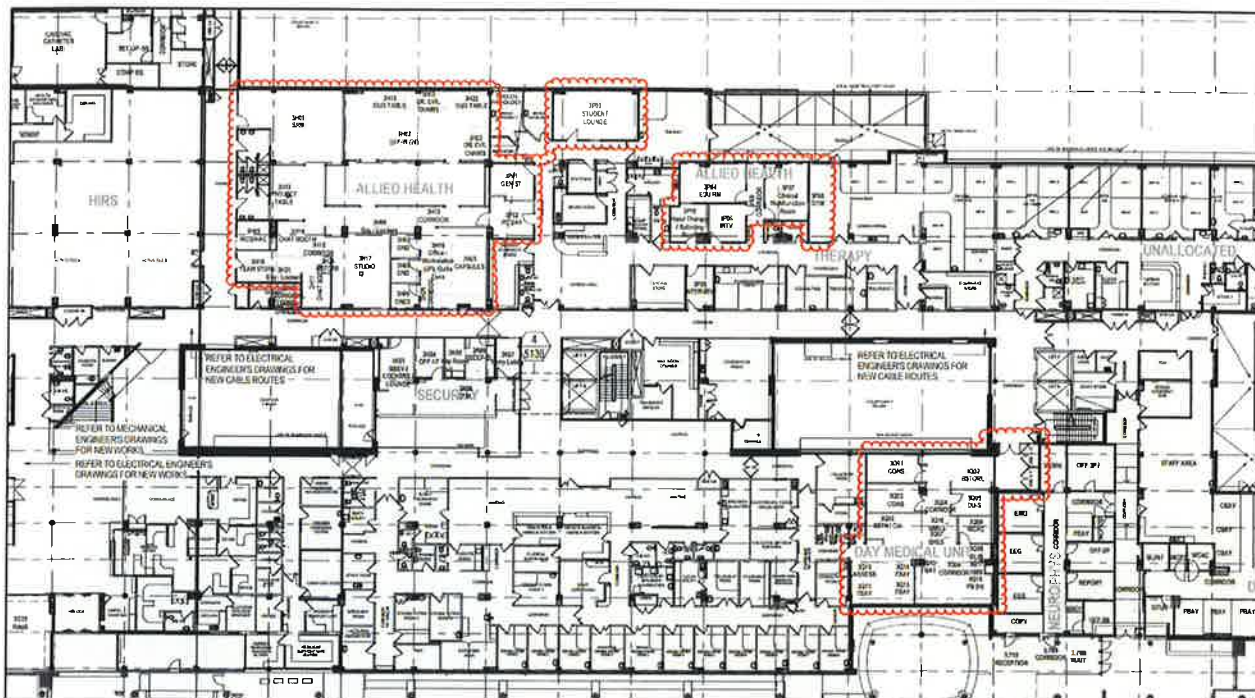


Figure 3: Level 3 - refurbishment works (source: Applicant's Modification Application)

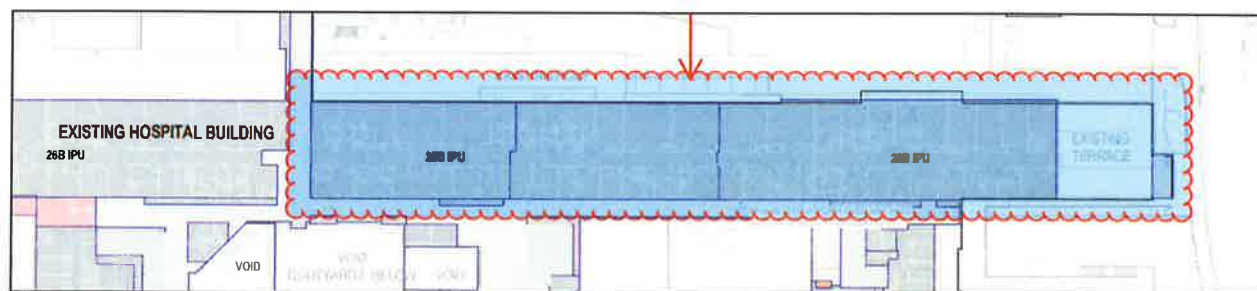


Figure 4: Level 4 - existing layout depicting areas for refurbishment clouded in red (source: Applicant's Modification Application)

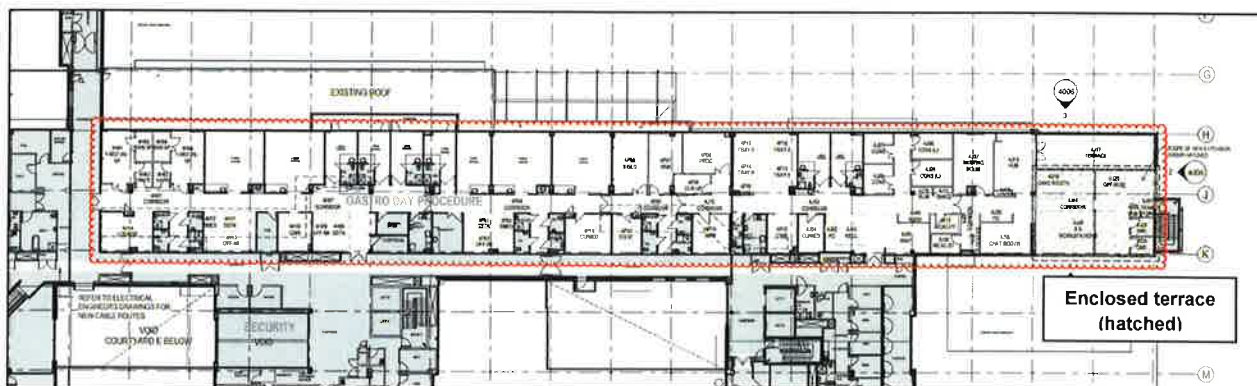


Figure 5: Level 4 - refurbishments (source: Applicant's Modification application)

The Level 3 internal space is currently occupied by social work functions and unallocated space. The refurbishment will provide administration work areas for the Allied Health Department, as well as provide a Day Medical Unit. Level 4 will provide space for a new Gastroenterology Department, which will extend out onto the existing outdoor terrace, occupying an additional 121 sqm of floorspace. The extension onto the terrace will connect the internal space to the existing fire stairs.

The proposed modification is mainly internal refurbishments, excluding the 121 sqm of terrace converted to be included in the gastroenterology department work space and additional windows along the north, south and east elevations. The proposed windows will not overlook neighbouring residential properties.

The proposed external changes to Level 4 of Blacktown Hospital are depicted in **Figure 6** below.

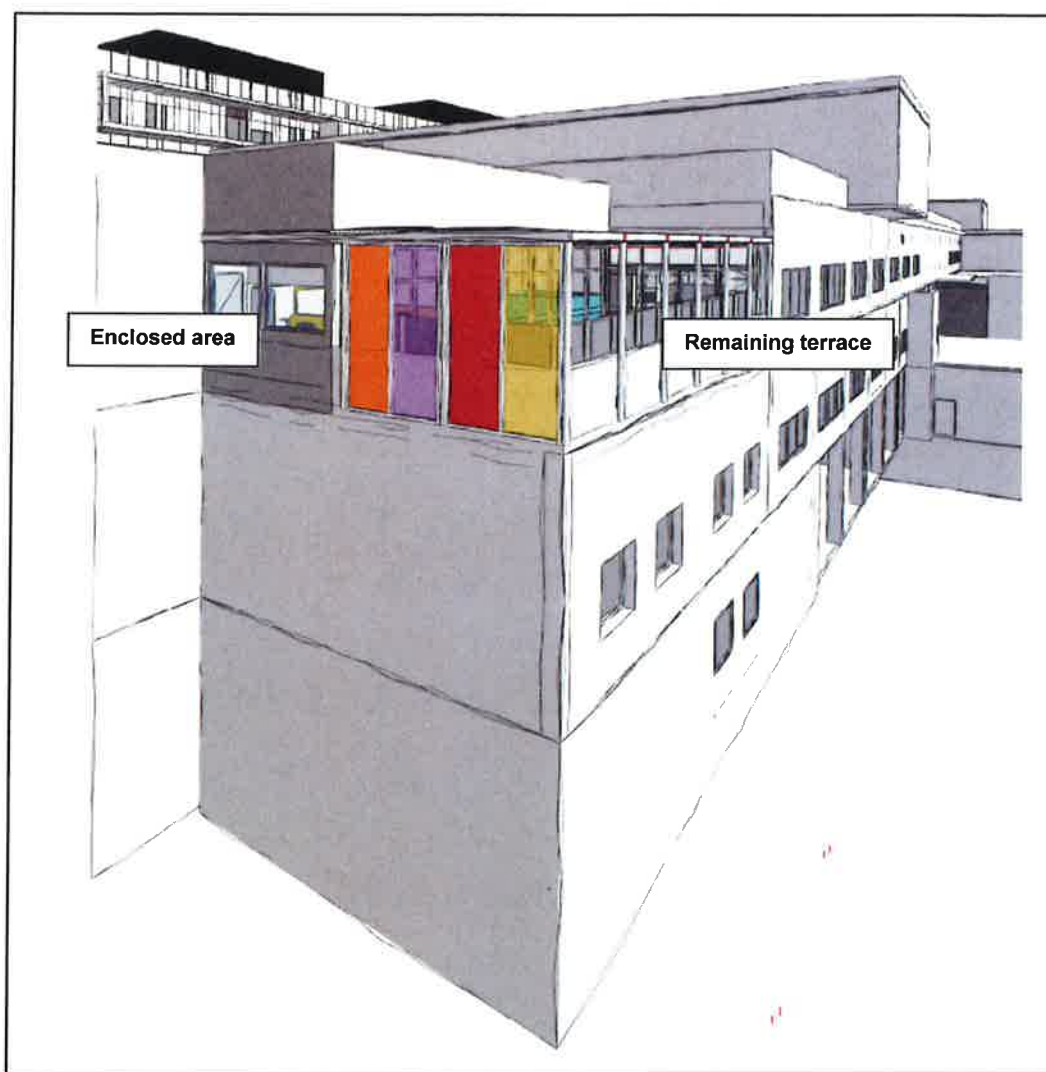


Figure 6: North East Corner perspective of partially enclosed terrace area (source: Applicant's Modification Request)

The proposed development will provide improved facilities and amenity for patients and staff and the Department is satisfied that the modification would not result in any adverse impacts and is substantially the same as originally approved.

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
- the internal changes would improve the amenity for future users
- the modification would not result in any adverse visual impacts.

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

- 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 7714 MOD 1)
 - **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 Infrastructure Assessments

DECISION

Approved by:

 10/5/18

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