



Hornsby Hospital Redevelopment Stage 2

*State Significant
Development Modification
Assessment
(SSD 8647 MOD 2)*

July 2019

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Consent	Development Consent
Council	Hornsby Shire Council
Department	Department of Planning, Industry and Environment
EESG	The Department of Planning, Industry and Environment's Environment, Energy and Science Group (as the former OEH)
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning, Industry and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development
TfNSW	Transport for NSW
TfNSW(RMS)	Transport for NSW (Roads and Maritime Services)



Contents

Glossary	iii
1. Introduction	1
1.1 Site Description.....	1
1.2 Approval History	2
2. Proposed Modification	4
3. Strategic Context	5
4. Statutory Context	6
4.1 Scope of Modifications	6
4.2 Consent Authority	6
5. Engagement	7
5.1 Department's Engagement.....	7
6. Assessment	8
7. Evaluation	10
8. Recommendation	11
9. Determination	12
Appendices	13
Appendix A – List of Documents	13
Appendix B – Environmental Assessment.....	13
Appendix C – Instrument of Approval.....	13



1. Introduction

This report provides an assessment of an application to modify the State significant development consent (SSD) for Stage 2 of the redevelopment of Hornsby Ku-ring-gai Hospital (SSD 8647).

The modification application seeks approval to amend the approved plans (condition A2) to provide the structural elements for a future roof-top helipad.

The application has been lodged by Health infrastructure on behalf of the Health Administration Corporation (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

1.1 Site Description

Hornsby Ku-ring-gai Hospital is located in north western Sydney approximately 25km northwest of the Sydney CBD, within the Hornsby Local Government Area (LGA). The hospital campus is bound by Lowe Road to the north, Derby Road to the east, Burdett Street to the south and Palmerston Road in the west.

The hospital campus is comprised of 18 lots which are listed below:

- Lot 2, DP 14774
- Lot 3, DP 14774
- Lot B, DP 363790
- Lot 23, DP 814181
- Lot 2, DP 512434
- Lot 2, DP 217174
- Lot 12, DP 14774
- Lot 13, DP 14774
- Lot 1, DP 512432
- Lot 1, DP 232290
- Lot 189, DP 752053
- Lot 1, DP 134994
- Lot 188, DP 752053
- Lot A, DP 329121
- Lot B, DP 329121
- Lot 1, DP 580023
- Lot 2, DP 580023
- Lot 3, DP 580023

The project location is shown in **Figure 1**.



Figure 1 | Site Location

The site is regular in shape, comprises an area of 6.4 ha, is relatively level and contains minimal vegetation. The campus has been developed progressively on an ad-hoc basis over a number of decades and has no consistent development pattern. One heritage listed building identified as ‘Collingridge House’ under Hornsby Local Environmental Plan 2013 (HLEP) is located on the northern half of the site but is well separated from the proposed development.

Opposite the site to the north is James Park, while to the east and south are single and two storey dwelling houses. Single and two storey dwelling houses are also typical to the west of the subject site, a number of which have been converted into specialist consulting and allied health facilities. Although the immediate locality is primarily characterised by low density residential development, Hornsby train station and town centre are less than 1.5 km from the hospital campus.

The Stage 2 redevelopment is currently under construction.

1.2 Approval History

On 30 May 2018, the Executive Director, Priority Projects Assessments, granted consent to SSD 8937 for Stage 2 of the Hornsby Ku-ring-gai Hospital Redevelopment comprising demolition, remediation, construction of a seven storey hospital building, car parking and landscaping works, subject to conditions.

On 8 May 2019, the Acting Director, Social and Other Infrastructure Assessments, granted approval to modification 1 of SSD 8937 to modify condition B17 to delete the requirement to provide separate storage and collection of organics/food waste.



2. *Proposed Modification*

On 9 July 2019, the Applicant lodged a modification application to amend the consent under Section 4.55 (1A) of the EP&A Act.

The application seeks to amend the approved plans for the Stage 2 development to allow for the construction of infrastructure for a future heliport (for which separate approval will be sought). Specific works include:

- extension of the lift shaft to serve Level 7 (roof level) to provide future access to the concrete landing platform, including the overruns.
- extension of fire stair 3 to provide access to Level 7.
- construction of the lift lobbies.
- all associated façade and cladding works linked to the extensions of the lift and stair cores.
- replacement of the existing approved metal roof above Level 6 with a concrete roof to accommodate a future helipad landing platform. A steel metal frame is to be constructed around the perimeter of the concrete roof to accommodate a future helipad safety net.



3. Strategic Context

The modified consent would remain consistent with:

- Greater Sydney Regional Plan, 'A Metropolis of Three Cities'.
- Greater Sydney Commission's North District Plan.
- NSW Long Term Transport Masterplan 2012.
- Draft Future Transport Strategy 2056.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved;
- is substantially the same development as originally approved; and
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Infrastructure Assessment, may determine the application as:

- Hornsby Shire Council (Council) has not made an objection.
- a political disclosure statement has not been made.
- public exhibition of the application was not required and therefore there are no public submissions objecting to the proposal.



5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to State significant development. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 9 July 2019 and was referred to Council for comment.

Council did not raise any objection to the proposed modification.



6. Assessment

The Department has considered the proposed amendments to the Hornsby Ku-ring-gai Hospital Stage 2 development and considers that they will have no adverse impacts on the amenity of the locality in terms of additional overshadowing or streetscape impacts. The bulk and scale of the minor increases in the height of the lift core and stairs will be imperceptible from street level. Further, the lift core and stairs are centrally located on the hospital campus, thereby reducing any visual impacts of the minor height increases (see **Figures 2 and 3**).

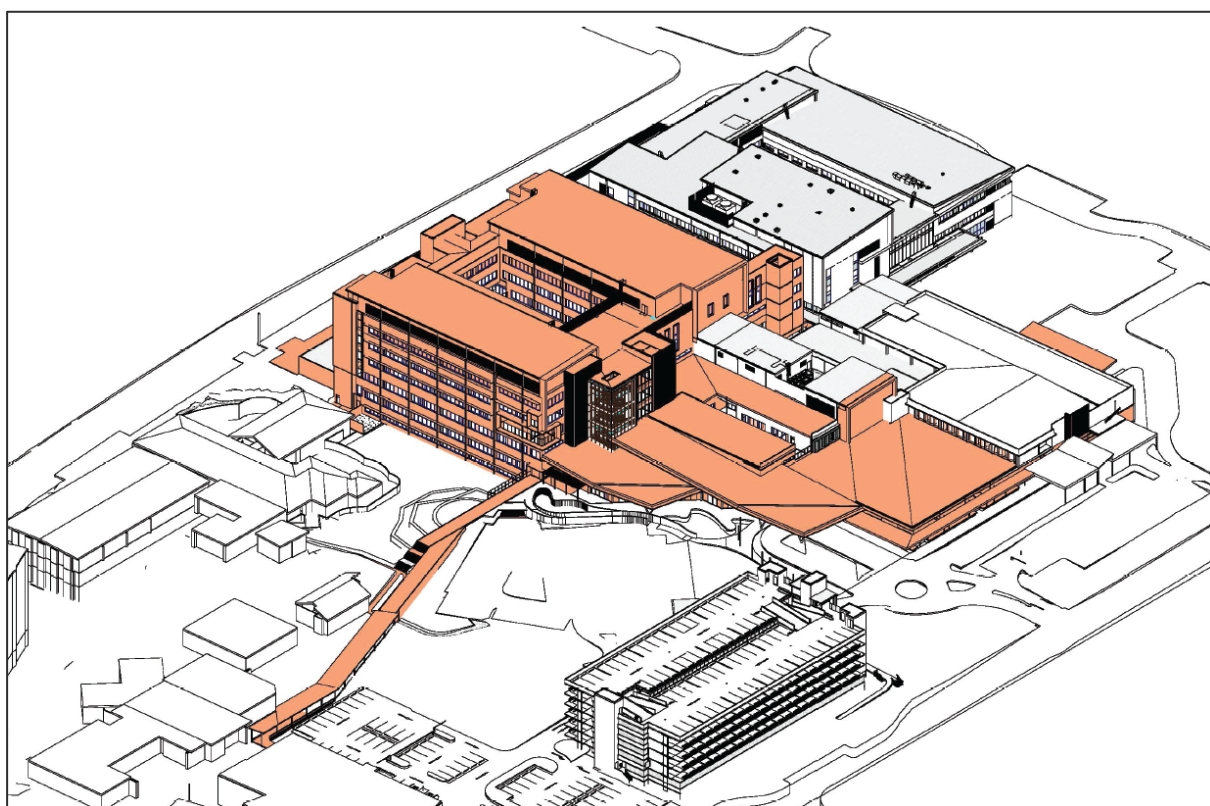


Figure 2 | Approved Stage 2 Development (orange shading)

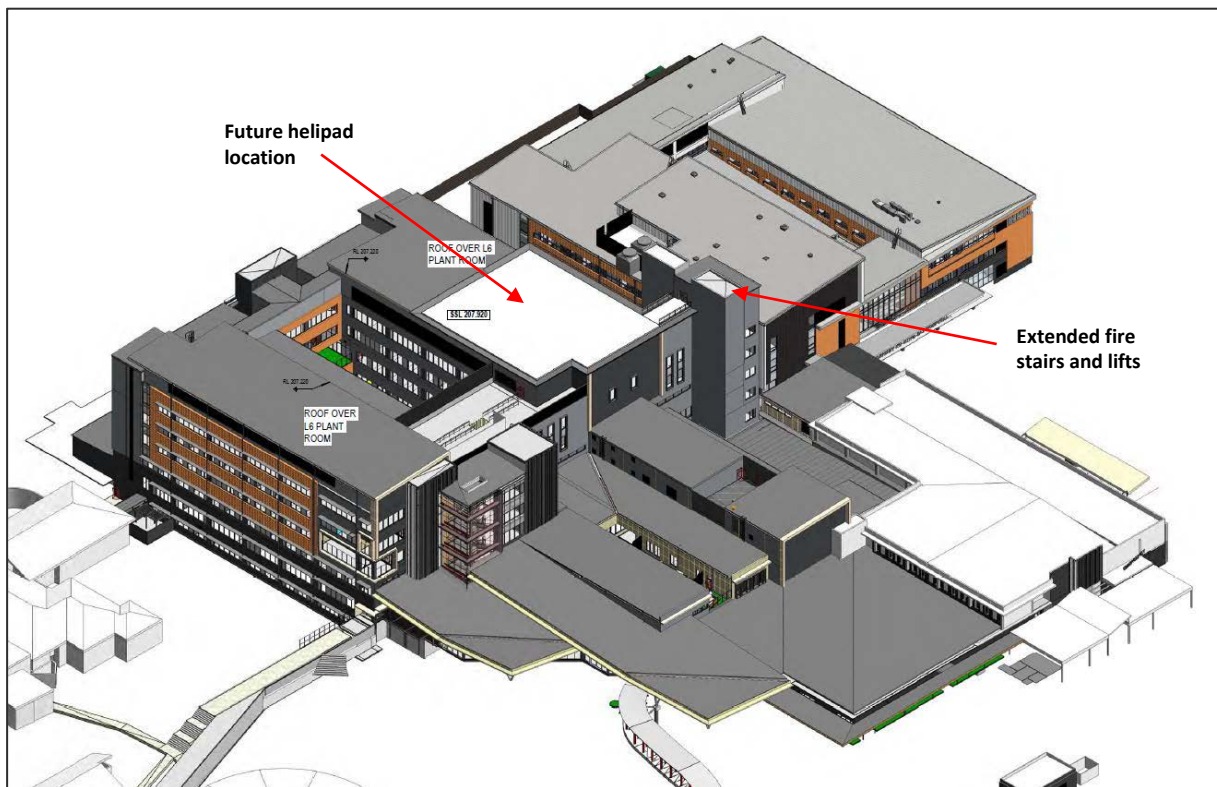


Figure 3 | Proposed Stage 2 with helipad infrastructure

It is also important to note that there will be no change in the maximum height of the Stage 2 building roof as a consequence of the proposed modifications and the modification doesn't seek approval for the actual use of the roof slab as a helipad. The Applicant has detailed that an application for the slab as a helipad (and associated operational requirements) will follow under a separate modification application (pending funding). To ensure safety for hospital users, access to the roof via the lift and fire stair will be restricted to only those staff members with the appropriate clearances.

The subject site has no Local Environmental Plan height controls and the proposed modifications do not seek to alter the approved use or layout of the Stage 2 development. The proposed lift and fire stair extensions will be constructed of materials and external finishes consistent with the approved Stage 2 building, while the steel frame proposed to be constructed around the perimeter of the concrete roof pad to accommodate a future safety net will have a negligible visual impact in the context of the entire hospital campus redevelopment.

The proposed modification is considered acceptable and is recommended for approval.



7. *Evaluation*

The Department has reviewed the proposed modification and assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

As detailed by the Applicant, the Stage 2 redevelopment works are currently being undertaken and are due to be completed in 2021. Including the future helipad infrastructure works in the current Stage 2 approval allows for the construction of these additional structural elements for the lift and stair cores and roof to be undertaken in conjunction with the current works schedule, resulting in efficiencies in costs and ensuring that works are not being undertaken once Stage 2 becomes operational. Staged works for the helipad infrastructure would result in decanting occupied hospital departments and wards due to the requirement to have operational lifts and the required access and egress. Disruptions and operational impacts to the hospital from construction activities including noise, vibration, and dust would also potentially occur, and conflicts will also arise between construction and patient, staff and visitor vehicular and patient movements. Adjacent residential properties would also be impacted by any extended construction timeline.

The development as modified would be substantially same as that originally approved and would deliver a significant public benefit through the continued provision of improved health care in the area.

The Department considers the development is in the public interest and the modification application should be approved.



8. Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report;
- **determines** that the application SSD 8647 MOD 2 falls within the scope of section 4.55(1A) of the EP&A Act;
- **forms 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 on the site;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application;
- **modify** the consent SSD 8647; and
- **signs** the attached approval of the modification.

Recommended by:

David Gibson

Team Leader

Social Infrastructure



9. *Determination*

The recommendation is: **Adopted by:**

Karen Harragon

Director

Social and Infrastructure Assessments

25 July 2019



Appendices

Appendix A – List of Documents

<https://www.planningportal.nsw.gov.au/major-projects/project/16206>

Appendix B – Environmental Assessment

<https://www.planningportal.nsw.gov.au/major-projects/project/16206>

Appendix C – Instrument of Approval