



Hornsby Hospital Development Stage 2 Modification 4

Minor internal reconfigurations and changes to façades
State Significant Development Modification Assessment
(SSD-8647-Mod-4)

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Glossary

| Abbreviation | Definition |
|----------------------------|---|
| CIV | Capital Investment Value |
| Council | Hornsby Shire Council |
| Department | Department of Planning, Industry and Environment |
| EESG | Environment, Energy and Science Group, DPIE |
| 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 |
| Planning Secretary | Secretary of the Department of Planning, Industry and Environment |
| SEARs | Planning Secretary's Environmental Assessment Requirements |
| SEPP | State Environmental Planning Policy |
| SRD SEPP | State Environmental Planning Policy (State and Regional Development) 2011 |
| TfNSW | Transport for NSW |

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1 Introduction

This report provides the NSW Department of Planning, Industry and Environment's (the Department's) assessment of an application to modify the State significant development (SSD) consent for Stage 2 of the Hornsby Ku-ring-gai Hospital (HKH) redevelopment. The proposed modification seeks the reconfiguration of some internal areas and minor alterations to the external façades.

The application was lodged on 26 October 2020, by APP Corporation Pty Ltd on behalf of Health Infrastructure (HI) (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

Hornsby Ku-ring-gai Hospital (HKH) 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 and is legally identified as Lot 8118 DP 1237240.

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



Figure 1 | Site Location (Source: Nearmap)

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. The

immediate locality is primarily characterised by low density residential development, with Hornsby train station and town centre approximately 1.5km from the hospital campus.

1.2 Approval history

On 30 May 2018, development consent was granted by the Executive Director, Priority Projects Assessments for construction of Stage 2 of the Hornsby Hospital Redevelopment (SSD 8647). The development consent permits the following works:

- construction of a seven storey building including part basement level and rooftop plant level, containing a new main hospital entry, a new 12 bed intensive care unit, four new 28 bed inpatient units, new and refurbished ambulatory care, an extended emergency department, increased capacity of the existing Psychiatric Emergency Care Centre from four to six beds, two new 28 bed rehabilitation wards, a new mortuary, teaching and research facilities and administration space and café.
- at-grade car parking.
- demolition works.
- remediation.
- landscaping works.

The Stage 2 redevelopment is currently under construction and nearing completion.

The development consent has been modified on three occasions (see **Table 1**).

Table 1 | Summary of Modifications

| Mod No. | Summary of Modifications | Approval Authority | Type | Approval Date |
|--------------|--|--------------------|----------|---------------|
| MOD 1 | Modify condition B17 to delete the requirement to provide separate storage and collection or organics/food waste | Acting Director | 4.55(1A) | 8 May 2019 |
| MOD 2 | Include additional structural elements on the roof the Clinical Services Building for a future helipad | Director | 4.55(1A) | 25 July 2019 |
| MOD 3 | Establishment and use of rooftop helipad | Director | 4.55(1A) | 6 April 2020 |

2 Proposed modification

On 26 October 2020, the Applicant lodged a fourth modification application to amend the approved project under section 4.55(1A) of the EP&A Act. The proposed modification seeks approval for the following changes:

- internal reconfiguration of the Emergency Department (ED) and the Psychiatric Emergency Care Centre (PECC).
- external alterations to the southern, western and northern facades of ED and PECC, including changes to window and door openings and revisions to façade materials and finishes.
- external location of a decontamination shower facility.
- revisions to the Ambulance Awning.
- new balustrade design to the Level 2 Paediatrics courtyard.

The relative location of the ED/PECC within the hospital campus is shown in **Figure 2**.

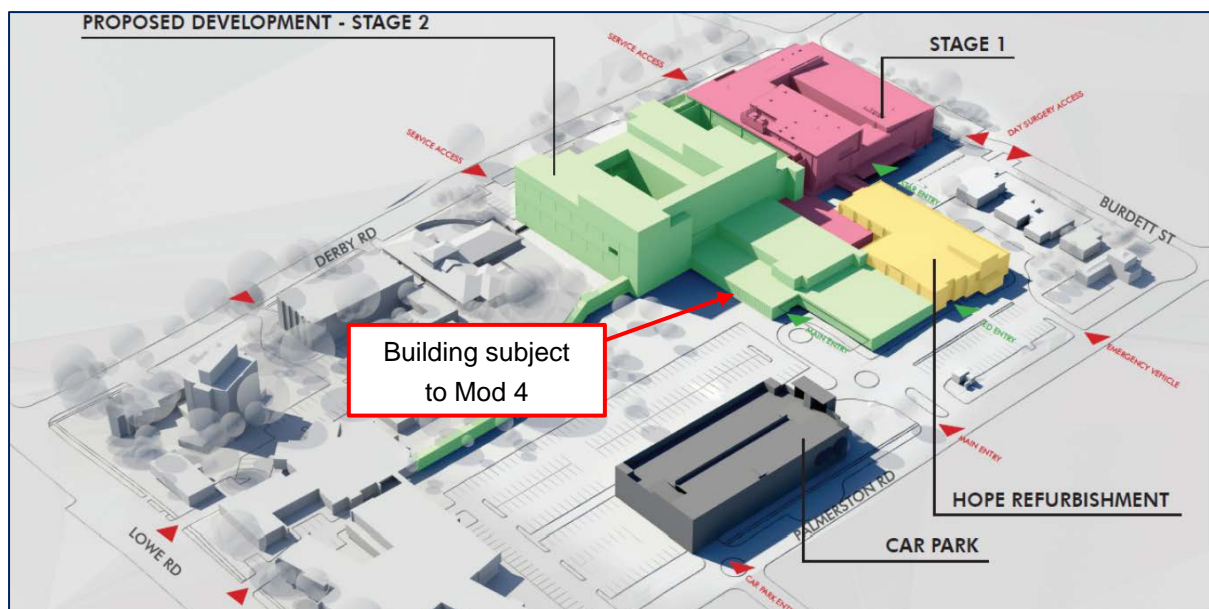


Figure 2 | HKH Redevelopment Masterplan (Source: SSD 8647 RtS)

2.1 Internal reconfigurations

Consultation with users of the ED building and the PECC have found the need for further amendments to better serve the operational requirements of the areas. The modification as proposed provides areas for:

- staff meetings and stations.
- patient care and treatment rooms.
- consulting and private care.
- cleaning, washrooms and amenities.
- equipment rooms and storage.
- corridors and other shared/semi-public spaces.

2.2 External façade changes

South Elevation

- replacement and relocation of windows and doors.
- new style of windows and door frames.
- Level 1 and 2 concrete clad façade walls to be painted with darker finish.
- new external decontamination shower facility.

West Elevation

- reduction and replacement of windows and doors.
- new style of windows and door frames.
- Level 1 and 2 concrete clad façade walls to be painted with darker finish.
- existing ED signage / face to be retained with new painted finish.
- new ambulance bay canopy and awning over.

North Elevation

- reduction and replacement of windows and doors.
- new style of windows and door frames.
- Level 2 fibre cement clad façade walls to be painted with darker finish.

2.3 New ambulance awning and courtyard screen

The modification as proposed includes a new awning structure over the approved ambulance bay. The new structure is four metres above natural ground and incorporates a three degree pitch towards the southern edge. The awning will be steel construction as per the original approval. The modification application also comprises a new courtyard screen to the ambulance entry and PECC courtyard to provide privacy to in-patients and to ensure the ambulance entry zone is screened from public view along Palmerston Road. The screen will be a maximum height of 4.1m and extend 6m from the edge of the building wall.

2.4 New external decontamination shower facility

The current approval has the decontamination shower located inside the ED. As part of the proposed modifications under the application, the decontamination shower facility is now located externally within an enclosed block/shutter to the east of the ambulance bay on the southern elevation. The design change is required to improve the clinical functionality and operational use of the decontamination shower as well as improve and accommodate the operational needs of the user groups in the ED.

2.5 New balustrade design to Paediatrics Courtyard

The modification application proposes a revised balustrade to the Paediatric courtyard on Level 2 of the Main Building. The new balustrade incorporates a batten form as opposed to an enclosed

structure, which is required to allow safe flow of down thrust from helicopters during departures on the roof top above (helipad approved under Modification 3). The proposed balustrading does not compromise the safety for patients or staff and will be 1.8m in height above the raised parapet below.

3 Statutory context

3.1 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.
- 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.

3.2 Consent authority

Minister's delegate as 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 9 March 2020, the Director, Social and Infrastructure Assessments, 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.

4 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 section 4.55(1A) modifications with minimal environmental impact applications. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 28 October 2020.

5 Assessment

5.1 Design modifications

Internal changes to ED and PECC

The modification application proposes the internal reconfiguration of internal spaces to better serve the operational requirements of the ED and PECC.

The Department understands these minor changes are required following consultation with hospital user groups and is satisfied that the changes are appropriate and provide a better outcome for the functionality of the facility.

External façade changes

The internal changes now sought to the ED and PECC have resulted in the need for some of the external alterations to building facades, particularly in relation to door and window openings. The repositioning of windows along some elevations has been balanced by the retention of glazing in other areas, to ensure the provision of amenity for users of the hospital.

The Department understands a darker finish is proposed for some façade elements, which will not impact the building mass, height and form of the development as previously approved (see **Figures 3 and 4**).

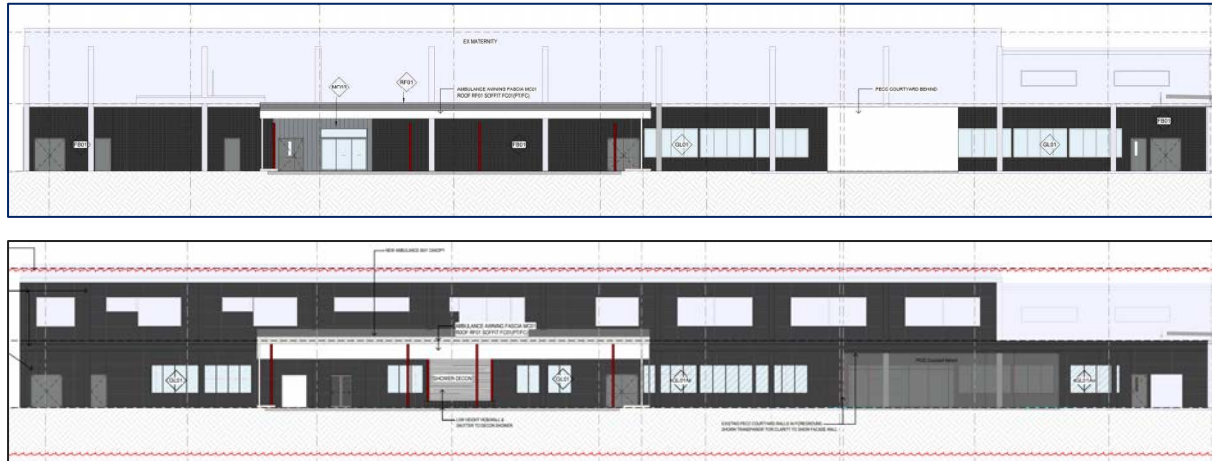


Figure 3 | Approved southern elevation (above) and proposed southern elevation (below) (Source: SSD 8647 Approved Plans and Applicant’s Modification Report)



Figure 4 | Approved western elevation (Main Entry) (above) and proposed western elevation (Main Entry) (below) (Source: SSD 8647 Approved Plans and Applicant’s Modification Report)

Enhancements are also proposed to the existing ED signage (rather than total replacement, as was proposed in the original approval), including a new paint finish, however the approved size and dimensions are retained (see **Figure 5**, with the signage shown on the red panel). The proposed new ambulance awning and courtyard screen can also be seen on the right hand side of the elevations.

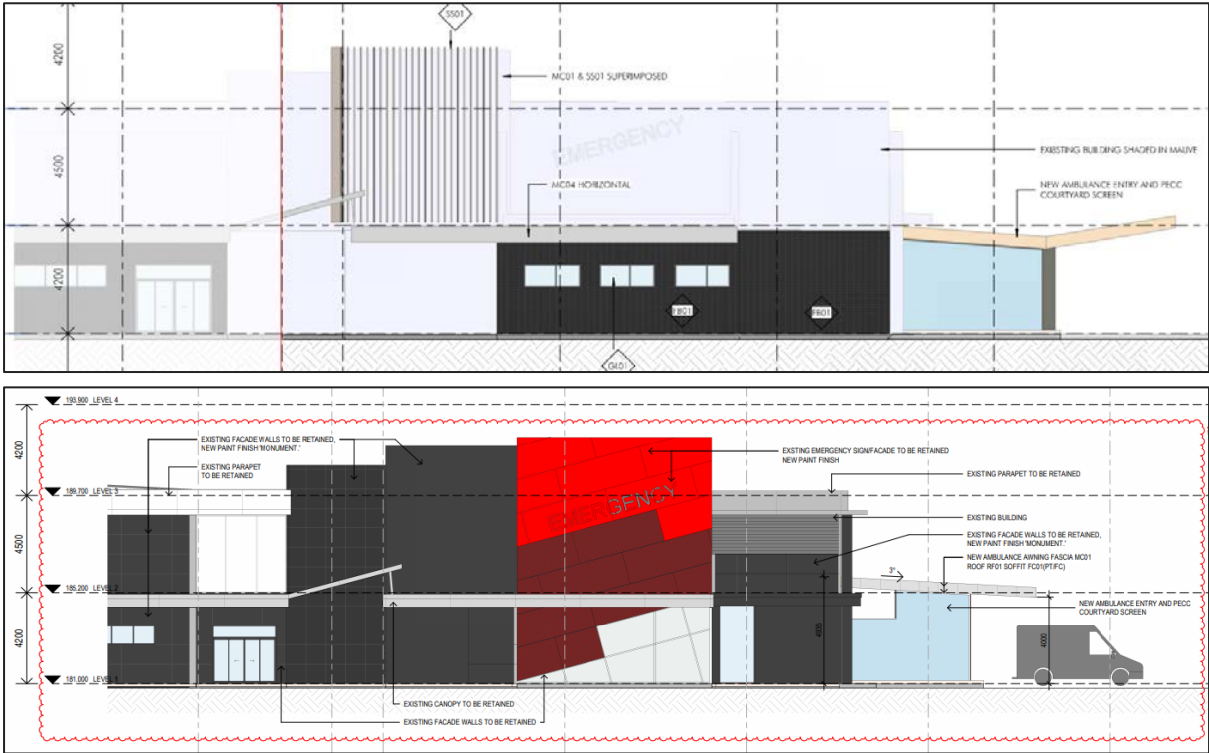


Figure 5 | Approved western elevation (ED) (above) and proposed western elevation (ED) (below) (Source: SSD 8647 Approved Plans and Applicant’s Modification Report)

The minor changes in the appearance of the façades will not change the building height or mass and will not impact on the visual amenity of the hospital campus to both users of the hospital and surrounding residents. The Department is satisfied that the façades will still comprise articulated elements and interest, and allow for improved internal amenity to patients. The proposed changes are therefore supported.

New ambulance awning and courtyard screen

The modification application proposes a revised awning and screening to provide privacy for patients (see **Figures 5 and 6**).

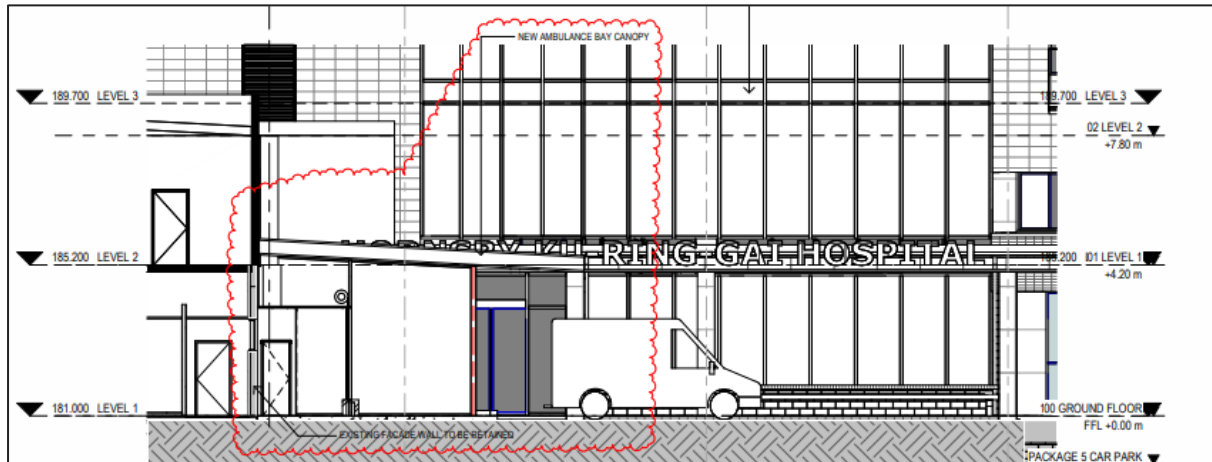


Figure 6 | Proposed ambulance awning (Source: Applicant's Modification Report)

The Department is satisfied that the proposed change to the awning design will not result in any adverse visual or amenity impacts and the revised design is therefore supported. The courtyard screen will also provide necessary private for patients within the courtyard area.

New external decontamination shower facility

The existing Stage 3 approval includes a decontamination shower within the ED. This modification seeks to relocate the decontamination shower externally to the ED (see **Figure 7**). The Department understands the change is a result of consultation with user groups to improve the operational use of both the shower and the ED.

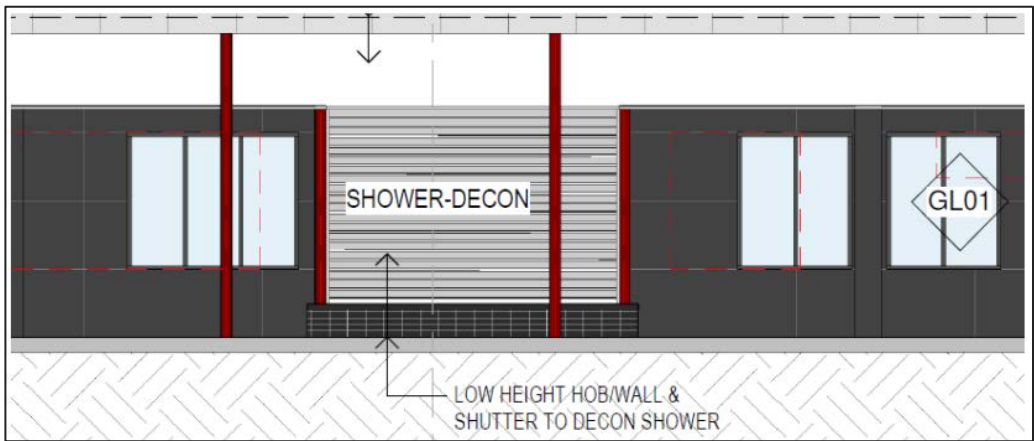
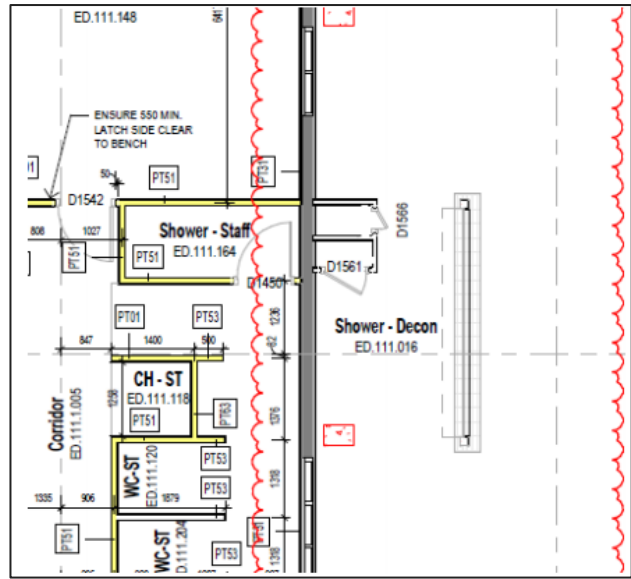


Figure 7 | Proposed external decontamination shower facility plan (above) and south elevation (below) (Source: Applicant’s Modification Report)

The modification as proposed will provide increased user amenity and allow for an improved use of space within the ED. The Department is therefore supportive of the proposed change.

New balustrade design to Paediatrics Courtyard

The modification application proposes to revise the balustrading to the Paediatric courtyard from glazed to batten balustrading (see **Figure 8**). The Department understands that this change is required to allow for the safe flow of down thrust from helicopters during departure from the helipad above. The Applicant has advised the amended balustrade will be 1.8m in height and will not compromise the safety of the staff or patients. The Department is satisfied the modification is appropriate.

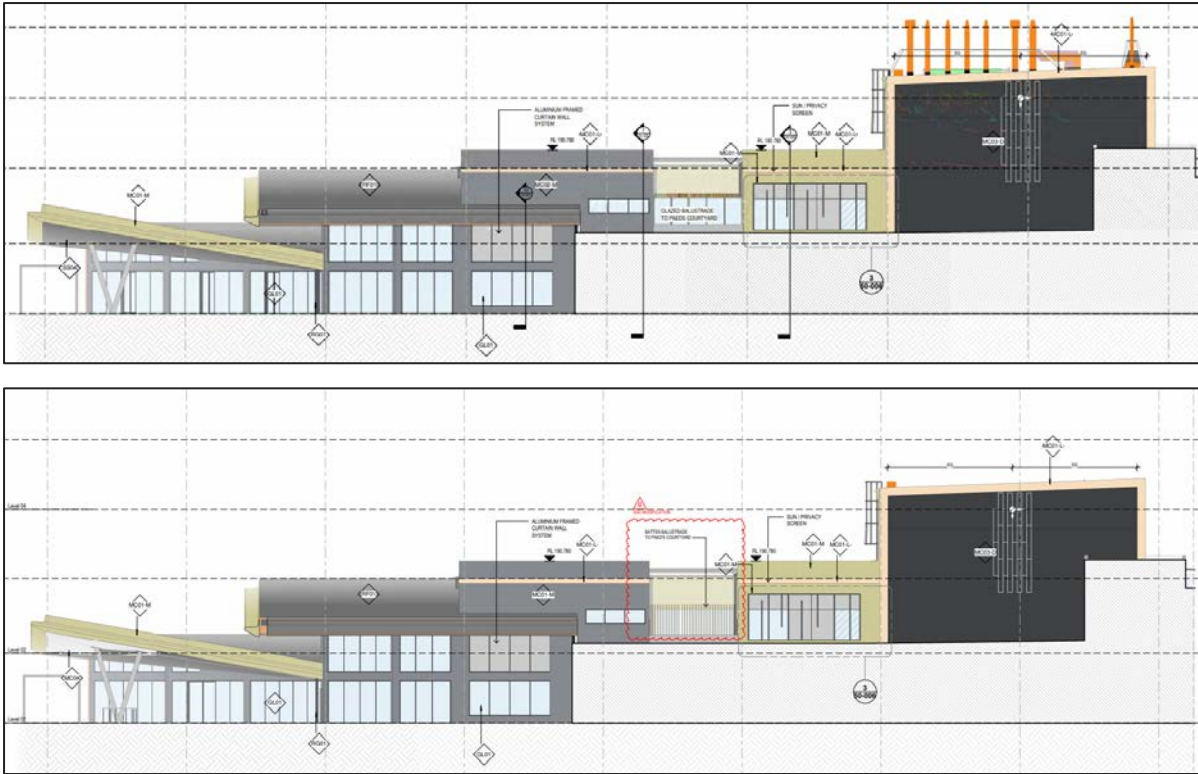


Figure 8 | Approved balustrading (above) and proposed balustrading (below) (Source: SSD 8647 MOD 3 Approved Plans and Applicant’s Modification Report)

The Department has reviewed the minor design changes in the modification application. The changes have been proposed to improve user amenity at the hospital and to improve safety. The Department understands there are no changes to gross floor area and building height and the modifications are required to support the operations and function of the hospital. The Department is satisfied that there are no adverse visual impacts as a consequence of the proposed changes. The proposed amendments are therefore supported.

6 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.

The Department's assessment concludes that the proposed changes are appropriate for the site and its locality and do not significantly alter the design or visually impact any receivers. The Department is satisfied that the proposal would improve amenity and usability upon the completion of construction.

The Department considers that the application is consistent with the objects of the EP&A Act and continues to be consistent with strategic directions for the State.

The Department concludes the impacts of the proposed modification are minor and acceptable. Consequently, the Department considers the development is in the public interest and the modification application should be approved.

7 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-4 falls within the scope of section 4.55(1A) of the EP&A Act
- **forms the opinion** under section 7.17(2)(c) of the *Biodiversity Conservation Act 2016* that a biodiversity 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.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modify** the consent SSD 8647.
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:



Kathryne Glover
Assessment Planner
Social and Infrastructure Assessments

Recommended by:



David Gibson
Team Leader
Social Infrastructure

8 Determination

The recommendation is **adopted** by:

A handwritten signature in black ink, appearing to be 'KH', written over a faint circular stamp or watermark.

18 November 2020

Karen Harragon

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – List of referenced documents

<https://www.planningportal.nsw.gov.au/major-projects/project/40486>

Appendix B – Modification report

<https://www.planningportal.nsw.gov.au/major-projects/project/40486>

Appendix C – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/40486>