

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney 28 January 2020

SCHEDULE 1

Development consent: **SSD 8667** granted by the Executive Director, Priority Projects on 3 December 2018

For the following:

Redevelopment of Goulburn Base Hospital, comprising:

- site preparation works including demolition of existing buildings and structure and site remediation works.
- construction of a new four storey Acute Services Building and internal refurbishment works to existing hospital buildings with a total gross floor area of 12,072 sqm.
- construction of a new Engineering Compound and new emergency vehicle bay off Faithful Street.
- augmentation to existing vehicle access arrangements and construction of new car parking areas accommodating a net increase of 54 car parking spaces.
- landscaping and public domain works, including construction of a new formal landscaped lawn area at the northern of goldsmith and Albert Streets and screen planting to car park site frontages.
- installation of business identification signage including 10 pylon signs and four building façade signs.
- ancillary infrastructure and services works.
- lot consolidation.

Applicant: Health Administration Corporation

Consent Authority: Minister for Planning and Public Spaces

The Land: Lot 1 DP 133606 and Lots 1 to 10 DP 758468, 130 Goldsmith Street, Goulburn

Modification: **SSD 8667 MOD 2:** Internal and external design changes to the Goulburn Base Hospital Redevelopment, modified signage, alterations to landscaping and addition of staging conditions.

SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

Terms of Consent

A2. The development may only be carried out:

- (a) in compliance with the condition of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS and Response to Submissions; **and generally in accordance with the Section 4.55(2) Modification Report and appendices prepared by City Plan, dated 20 September 2019 and the Response to Submissions, prepared by Health Infrastructure dated 4 December 2019, and the further information and appendices prepared by Health Infrastructure, dated 12 December 2019; and**
- (d) in accordance with the approved plans in the table below:

Architectural Drawings prepared by Billard Leece and Peck Von Hartel Silver Thomas Hanley			
Dwg No.	Rev	Name of Plan	Date
AA01-0101 <u>AA-01-01</u>	D <u>B</u>	Site Plan – Demolition	30/11/18 <u>22/11/2019</u>
AR-02-02 <u>AA-02-02</u>	L <u>B</u>	Site Plan – Proposed Main Works – <u>S4.55 Modification Application</u>	23/08/18 <u>22/11/2019</u>
AR-10-01 <u>AA-10-01</u>	J <u>A</u>	Precinct Plan – Lower Ground – <u>S4.55 Modification Application</u>	23/08/18 <u>13/09/2019</u>
AR-10-02 <u>AA-10-02</u>	J <u>B</u>	Precinct Plans – Ground Floor – <u>S4.55 Modification Application</u>	23/08/18 <u>22/11/19</u>
AR-10-03 <u>AA-10-03</u>	J <u>B</u>	Precinct Plans – Level <u>01</u> – <u>S4.55 Modification Application</u>	23/08/18 <u>22/11/19</u>
AR-10-04 <u>AA-10-04</u>	J <u>B</u>	Precinct Plans – Level <u>02</u> – <u>S4.55 Modification Application</u>	23/08/18 <u>22/11/19</u>
AR-10-05 <u>AA-10-05</u>	J <u>B</u>	Precinct Plans – Level <u>03</u> – <u>S4.55 Modification Application</u>	23/08/18 <u>22/11/19</u>
AR-10-06 <u>AA-10-06</u>	F <u>A</u>	Precinct Plans – Roof – <u>S4.55 Modification Application</u>	23/08/18 <u>13/09/19</u>
AR-21-01 <u>AA-21-01</u>	N/A <u>A</u>	SSDA Report – Elevation North & South <u>Elevations – North & South - SSDA</u>	- <u>13/09/19</u>
AR-21-02 <u>AA-21-02</u>	N/A <u>A</u>	SSDA Report – Elevation East & West <u>Elevations – East & West</u>	- <u>13/09/19</u>
Option 1 <u>AA-21-03</u>	14 <u>:</u>	Materials and Finishes <u>Building Perspective</u>	21/09/18 <u>13/09/19</u>
AR-30-01 <u>AA-30-01</u>	H <u>A</u>	Sections AA & BB	23/08/18 <u>13/09/19</u>
AR-30-02 <u>AA-30-02</u>	H <u>A</u>	Sections CC & DD	23/08/18 <u>13/09/19</u>

AR-30-03 <u>AA-30-03</u>	H <u>A</u>	Sections EE, FF & GG	23/08/18 <u>13/09/19</u>
Landscape Concept prepared by <i>Space Lab</i>			
Dwg No.	Rev	Name of Plan	Date
SKP-001 <u>L001</u>	H <u>B</u>	Landscape Concept <u>Plan</u>	30/08/18 <u>09/12/2019</u>
SKP-001	H	Carpark Screening	30/08/18
SKP-001	H	Heritage Entry	30/08/18
<u>L-001</u>	<u>:</u>	<u>Entry Landscape</u>	<u>:</u>
<u>L-002</u>	<u>:</u>	<u>Fleet Carpark Landscape</u>	<u>:</u>
<u>L-005</u>	<u>:</u>	<u>Materials</u>	<u>:</u>
Subdivision Plan prepared by <i>Project Surveyors</i>			
Dwg No.	Rev	Name of Plan	Date
B4024	-	Plan Showing Proposed Lot Consolidation	July 2018
Wayfinding Signage prepared by <i>Minale Tattersfield</i>			
Dwg No.	Rev	Name of Plan	Date
<u>S-001</u>	<u>:</u>	<u>Site Plan</u>	<u>26/11/2019</u>
<u>S-002</u>	<u>:</u>	<u>Site Plan – Ground Level</u>	<u>26/11/2019</u>
<u>S-003</u>	<u>:</u>	<u>External Building Signs – North & West Elevation</u>	<u>26/11/2019</u>
<u>S-004</u>	<u>:</u>	<u>Vehicular Circulation – Lower Ground</u>	<u>26/11/2019</u>
Sheet 1 of 1 <u>S-005</u>	A	Graphic Colour Specifications <u>Typefaces</u>	23/08/18 <u>26/11/2019</u>
Sheet 1 of 1 <u>S-006</u>	A	Graphic Specifications – Arrow & Pictograms <u>Colours & Arrows</u>	23/08/18 <u>26/11/2019</u>
Sheet 1 of 1	A	External Sign Locations	23/08/18
Sheet 1 of 1 <u>S-007</u>	A	External Vehicular Signs – <u>Sign Family – Lower Ground Floor</u>	23/08/18 <u>26/11/2019</u>
<u>S-008</u>	<u>:</u>	<u>External Vehicular Signs – Sign Family – Ground Floor</u>	<u>26/11/2019</u>
<u>S-009</u>	<u>:</u>	<u>External Vehicular Signs – Renders</u>	<u>26/11/2019</u>
<u>S-0010</u>	<u>:</u>	<u>External Signs – Specifications</u>	<u>26/11/2019</u>
<u>S-0011</u>	<u>:</u>	<u>External Signs Cont. – Specifications</u>	<u>26/11/2019</u>
Sheet 1 of 1 <u>S-0015</u>	A	Detail Plan Lower Ground <u>Lower Ground Level – Sign Locations</u>	23/08/18 <u>10/09/2019</u>
Sheet 1 of 1 <u>S-0016</u>	A	Detail Plan Ground <u>Ground Level – Sign Locations</u>	23/08/18 <u>10/09/2019</u>
Sheet 1 of 1 <u>S-0017</u>	A	Detail Plan Level 1 <u>Level 1 – Sign Locations</u>	23/08/18 <u>10/09/2019</u>
Sheet 1 of 1 <u>S-0018</u>	A	Detail Plan Level 2 <u>Level 2 – Sign Locations</u>	23/08/18 <u>10/09/2019</u>
Sheet 1 of 1 <u>S-0019</u>	A	Detail Plan Level 3 <u>Level 3 – Sign Locations</u>	23/08/18 <u>26/11/2019</u>

2. Part A – Administrative Conditions – Condition A21, A22, A23 and A24 are inserted as follows:

Staging

- A21. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report (construction) must be prepared and submitted for the approval of the Planning Secretary. Where compliance with conditions is required to be staged due to staged operation, a Staging Report (operational) must be submitted to the Planning Secretary for approval no later than one month before the commencement of operation of the first of the proposed stages of operation.
- A22. A Staging Report prepared in accordance with condition A21 must:
- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
 - (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
 - (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
 - (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.
- A23. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.
- A24. Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

3. Part E – Prior to Commencement of Construction – Condition B25 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

Operational Noise – Design of Mechanical Plant and Equipment

- B25. ~~Prior to commencement of construction~~ **the installation of mechanical plant and equipment**, the Applicant must incorporate the noise mitigation recommendations in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018.

4. Part E – Post Occupation – Condition E4 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

Operational Noise Limits

- E4. The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately

qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve engineers, dated 24 September 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers **(including the level 2 palliative roof terrace)**.

**End of modification
(SSD 8667 MOD 2)**