

Goulburn Base Hospital Redevelopment

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*State Significant
Development Modification
Assessment
(SSD 8667 MOD 2)
January 2020*

January 2020

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Glossary

Abbreviation	Definition
Consent	Development Consent
Council	Goulburn Mulwaree Council
Department	Department of Planning, Industry and Environment
EESG	Environment, Energy and Science Group of the Department of Planning, Industry and Environment
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
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
TfNSW (RMS)	Transport for NSW (Roads and Maritime Services)
RtS	Response to Submissions
Secretary	Secretary of the Department of Planning, Industry and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development



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1. Introduction

This report provides an assessment of an application to modify the State significant development consent (SSD) for Goulburn Base Hospital (GBH).

The modification application seeks approval for: design refinements to the approved Acute Clinical Services Building, including: changes to the façade, footprint and external finishes; retention and modification of Building 32; additional signage; and amendments to landscaping.

The application has been lodged by NSW Health Infrastructure on behalf of Health Administration Corporation (the Applicant) pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

1.1 Site Description

The site is regular in shape and has an area of approximately 3.87ha. The site is legally described as Lot 1 DP 133606 and Lots 1 to 10 DP 758468 (inclusive) and is located approximately 700m northwest of the Goulburn central business district and 3.8km northeast of the Hume highway interchange (see **Figure 1**).

The site is zoned SP2 Infrastructure – Hospital under Goulburn Mulwaree Local Environmental Plan 2009 (GMLEP) and is mapped within the *Goulburn City Conservation Area* and contains a locally listed heritage item No. 181, being the Central Building and former pavilions. The identified heritage item is also listed on the Department of Health's section 170 Register (*Heritage Act 1977*).

The site (see **Figure 2**) has a 210.69m primary frontage to Goldsmith Street, secondary frontages of 186.56m to Albert Street, 183.455m to Faithful Street and 210.305m to Clifford Street. The site slopes from the north western corner of the site to the south eastern corner, falling approximately eight metres over approximately 250m.

The site is currently occupied by GBH, which generally comprises existing interconnected hospital buildings varying in scale between one storey to four (tower form) storeys and a series of at-grade car parks located around the site, with vehicle access provided from all site frontages. The south western corner of the site remains clear and unobstructed and is reserved as a dedicated helipad (see **Figure 2**).

The site is well serviced by existing footpath infrastructure, with the main entrance on Goldsmith Street facilitating the main pedestrian, vehicle drop-off and ambulance hospital access movements.

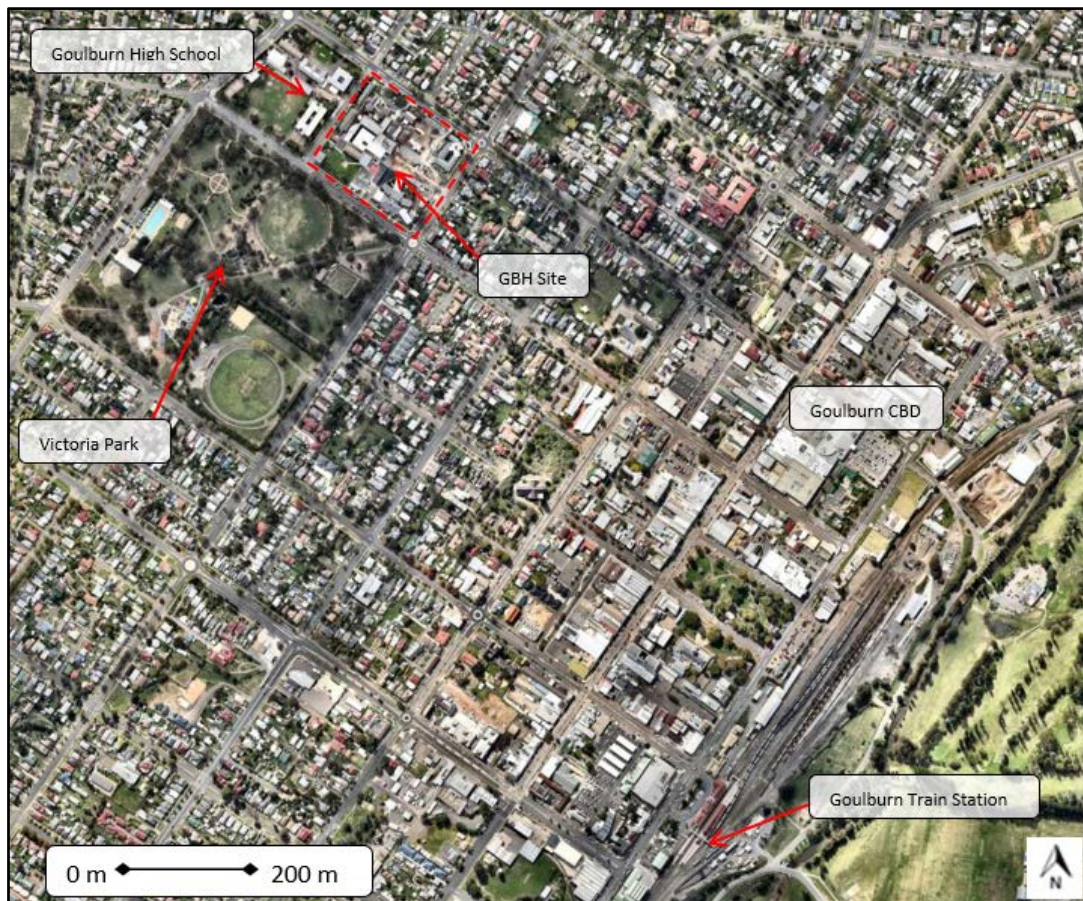


Figure 1 | Local context map (Base Source: nearmaps 2019)



Figure 2 | Site map (Base Source: nearmaps 2019)

1.2 Surrounding Development

GBH is surrounded by varied land uses, with the site's north western frontage to Albert Street opposite Goulburn High School, while its south western frontage to Clifford Street lies opposite Victoria Park, which contains Goulburn Aquatic and Leisure Centre. The site's north eastern and south eastern frontages lie opposite existing, predominantly single storey, detached residential dwellings.

Beyond the site to the northwest lies The Crescent School and Wollondilly Public School, with the surrounding areas containing predominantly single storey, low density residential development.

1.3 Approval History

On 3 December 2018, development consent was granted by Executive Director, Priority Projects for the development of the Goulburn Base Hospital Redevelopment (SSD 8667). The development consent permits the following works:

- site preparation works, including demolition of existing buildings and structure and site remediation works.
- construction of a new four storey Acute Services Building (ASB) and internal refurbishment works to existing hospital buildings with a total gross floor area of 12,072sqm.
- construction of a new engineering compound and new emergency vehicle bay off Faithful Street.
- augmentation of 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 part of the site at Goldsmith and Albert Streets and screen planting to car parking.
- installation of business identification signage, including 10 pylon signs and four building façade signs.
- ancillary infrastructure and services works.
- lot consolidation.

Modification of the development consent was previously sought on one occasion, however that modification was subsequently withdrawn.



2. *Proposed Modification*

The modification involves design changes to various aspects of the approved Goulburn Base Hospital Redevelopment. The proposed modification does not result in any increase to staff numbers or the number of beds provided. The proposed amendments are listed below.

Design Changes

Internal and external changes as follows:

- Lower ground floor level raised by 300mm and roof level lowered by 800mm.
- building footprint alterations and increased setbacks, reducing the overall building footprint.
- new canopy over the main entrance and emergency area.
- modified building and loading dock links to the existing hospital building.
- amended ambulance entry, access, logistics, loading dock and parking layout.
- replacement of switchback ramps with stairs, relocation of bicycle parking to the undercover area adjacent to the main entry and the inclusion of an external terrace to the “palliative care” department.
- amended plant equipment and roof area to accommodate the new building layout with no increase to plant size or variation in location to sensitive receivers.
- relocation and changes to department layouts and services to increase efficiency and functionality.
- retention of Building 32 (pathology/specimen/collection building) (previously approved from demolition) and internal refurbishment.
- changes to façade treatment, including window locations and configuration of entry points to the building.

Signage

External signage locations are proposed to be amended to accommodate the modified buildings and main entrance. One additional pedestrian direction pylon is proposed to delineate between the main hospital entrance and the emergency entrance. The sky sign, main entry sign, emergency sign and several other directional signs are proposed in modified locations.

Landscaping

Alterations to the landscaping are proposed to incorporate evergreen trees to the tree species. In addition, the lower ground landscape courtyard is to be amended to only permit staff access.

Staging Report

To enable staged construction to occur, the Applicant has requested that the following conditions be included:

- AX. The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the information of the Planning Secretary.
- AX. A Staging Report prepared in accordance with condition AX 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.
- AX. Where staging is proposed, the terms of this approval 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.



3. *Strategic Context*

The development as modified remains consistent with:

- South East Tablelands Regional Plan 2036.
- State Infrastructure Strategy 2018 -2038 Building Momentum.
- Future Transport Strategy 2056.

The development, as modified, also continues to provide direct investment in the region of \$96,363,467 and support 200 construction jobs and 45 operational jobs.



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 4.55(2) as the proposal:

- 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(2) 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(2) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Mandatory matters for consideration

Matter	Consideration
Whether the development to which the consent as modified relates is substantially the same development	The proposed modification does not seek to significantly amend the development and only seeks to make minor design amendments. The approved development, as proposed to be modified, will remain substantially the same.
Consultation with relevant Minister, public authority or approval body resulting in no objection	Consultation with relevant public agencies has occurred and is detailed in Section 5 of this report.
Whether notification has occurred and any submissions have been considered	In accordance with the EP&A Act and the EP&A Regulations, the modification request was exhibited between 17 October 2019 and 31 October 2019. The application was made publicly available on the Department's website and Council and relevant government agencies were notified.
Any submission made concerning the proposed modification has been considered.	No submissions have been made in relation to the modification requests. Details of the consultation are provided in Section 5 of this report.
Any relevant provisions of section 4.15(1) of the EP&A Act	The relevant provisions of section 4.15(1) of the EP&A Act are considered in this section and the assessment section of this report. The modification would not alter the development's

Matter	Consideration
	existing compliance with the relevant planning instruments. The proposal seeks to modify the external signage, an assessment against SEPP 64 has been undertaken at Appendix B confirming compliance.
Consideration of the reasons for the granting of the consent that is sought to be modified	The Department has considered the findings and recommendations in the Department's Assessment Report for SSD 8667, including any key reasons for granting consent outlined in the Notice of Decision for SSD 8667. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as modified.

4.3 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 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 objection.



5. Engagement

5.1 Department's Engagement

In accordance with clause 10 of Schedule 1 to the EP&A Act and clause 118 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the Department exhibited the application from 17 October 2019 to 31 October 2019:

- on the Department's website.
- at Goulburn Mulwaree Council's offices.

The modification application was advertised in the Goulburn Post Weekly and the Goulburn Post newspapers. Previous submitters were notified of the modification application and invited to make a submission. The modification application was also referred to Goulburn Mulwaree Council (Council) and relevant government agencies.

5.2 Summary of Submissions

During the exhibition period, the Department received nine submissions on the proposal, including eight from government agencies and Council. No public submissions were received.

5.3 Public Authority Submissions

None of the government agencies have objected to the project, and the key issues raised by agencies have been addressed through the provision of additional information and recommended conditions of consent.

A summary of the issues raised in the public authority submissions is provided at **Table 1** below and copies of the submissions may be viewed at **Appendix A**.

Table 1 | Summary of government agency submissions

Council

Council stated that the proposed modification doesn't propose any significant changes from the original application and therefore no further comments were provided.

Environment, Energy and Science Group of the Department of Planning, Industry and Environment (EESG)

The Biodiversity and Conservation Division of EESG provided comments on the proposed modification requesting that:

- the proposed modification demonstrate how it will not increase the impact on biodiversity values. Further information is to be provided demonstrating that this has been addressed in

accordance with section 7.17 of the *Biodiversity Conservation Act 2016* (BC Act).

- further information be provided clearly demonstrating that the proposed modification will not impact on Aboriginal cultural heritage values.

Transport for NSW (TfNSW)

TfNSW recommended that the proposal include wayfinding strategies and travel access guides along with the signage modifications to assist with increasing the mode share of walking, cycling and public transport. In addition, TfNSW requested inclusion of wayfinding signage to nearby bus stops at Goldsmith Street and Albert Street.

Airservices Australia (AA)

AA stated that their previous comments from the original application are still applicable, being:

- the development will not affect any sector or circling altitude, nor any instrument approach or departure procedure at Goulburn Airport.
- the development will not adversely impact the performance of Precision/Non-Precision Nav Aids, HF/VHF Comms, A-SMGCS, Radar, PRM, ADS-B, WAM or Satellite/Links.

Water NSW

Water NSW reviewed the proposal and determined that the proposed development is unlikely to have a significant impact on water quality if the proposed stormwater management measures are implemented and maintained.

Water NSW also requested that the stormwater drainage plan be prepared and finalised in consultation with Water NSW.

Civil Aviation Safety Authority (CASA)

CASA reviewed the proposed modification and provided no comments or recommended conditions.

NSW Environmental Protection Authority (NSW EPA)

The NSW EPA recommended that any conditions of approval ensure that construction works meet the appropriate environmental guidelines.

Heritage Council

The subject site is not listed on the State Heritage Register (SHR), nor is it in the immediate vicinity of any SHR items. The historical archaeological assessment for the original proposal indicated that the archaeological potential of the site was limited to footings from the late 19th and early 20th centuries and these were of little significance. Refer to previous comments recommending design modifications to reduce adverse heritage impacts.

TfNSW (RMS) did not object or provide comments on the proposed modification as the proposal is not to be expected to have a significant impact on Goldsmith Road.

5.4 Response to Submissions

Following exhibition of the modification application, the Department placed copies of all submissions on its website and requested the Applicant provide a response to the issues raised in the submissions.

On 5 December 2019, the Applicant submitted a Response to Submissions (RtS) (**Appendix A**) on the issues raised during the exhibition of the proposal. This included the following:

- updated signage plans addressing TfNSW comments.
- revised architectural plans.
- updated architectural statement.
- list of amended plans and references.
- engineering statement.
- acoustic assessment.

Further information was provided including:

- acoustic report referenced in the acoustic assessment.
- updated landscape details.
- staging report and request to include conditions to allow for staging of construction.

The documents were made publicly available on the Department's website.



6. Assessment

The Department has considered the modification application, issues raised in submissions and the Applicant's RtS and further information in its assessment of the proposal. The Department considers the key issues associated with the proposed modification are:

- built form and urban design.
- noise and vibration.

Each of these issues is discussed in the following sections of this report. Other issues taken into consideration during the assessment of the application are discussed at **Section 6.3**.

6.1 Built Form and Urban Design

As a consequence of the proposed modifications, the approved ASB will have a total height of 21.285m (reduction in height of 800mm) and a total GFA of 11,744sqm (overall reduction of 328sqm).

The main proposed design changes that alter the appearance of the building include:

- increased setbacks.
- main entrance awning.
- building colours/materials.
- window articulation.
- roof pitch and shape.
- signage locations and display.
- landscaping.

The external façade changes proposed as part of this modification are depicted in **Figures 3 and 4**.

The Applicant states that the bulk and scale of the ASB has been maintained but is now proposed to include a simplified parapeted low pitch roof. The change to the roof pitch results in an overall height decrease of 800mm, which marginally reduces the visual impact of the ASB when viewed from the surrounding conservation area. The proposed building form is more sympathetic and responsive to the existing buildings and heritage buildings on site. The inclusion of Building 32 is significant in providing a direct visual and physical connection to the lift core and vertical circulation of the new building. The entrance to the hospital now incorporates a large awning, which will ensure that visitors and patients are sheltered appropriately from the elements (see **Figure 4 and 6**).



Figure 3 | Approved hospital external treatments (Source: SSD 8667 approval)



Figure 4 | Proposed hospital external treatments (Source: Modification 2 Application)

The new proposed selection of colours and materials assists in softening the appearance of the ASB. The use of darker tones on the top two levels and a variety of mixed colours for the lower level facades compliments the colours of the nearby heritage buildings and enhances the character of the area. The new façade of the ASB is proposed to be vertical metal cladding, pitched metal roof, louvres to the roof plant, louvres to the fire stairs, fibre cement sheet cladding, black aluminium window frames and porcelain stone look façade tile.

Comparison of the approved and proposed floor plan in **Figures 5** and **6** illustrate the retention of Building 32 and that the proposed modification has otherwise maintained a similar footprint. The plant room level is repositioned (see **Figure 5** and **6**), however it does not result in increased bulk and scale as perceived from Goldsmith Street (see **Figure 4**). The fire stairs are visible on the eastern elevation and the floor plans as depicted in **Figures 5** to **8**. Currently the fire stairs appear to be a separate structure abutting the building, however the modification proposes to incorporate and align the fire stairs into the overall building maintaining the 'C' shape floor plan. The fire stairs now form the edges of the proposed building rather than protruding out from the building form. To ensure that articulation is still provided along the façade, the treatment of the fire stairs differs to contrast it from the rest of the building (see **Figure 8**).

Figures 9 to **11** depict the internal/external alterations to the ASB, detailing bulk and height variations.

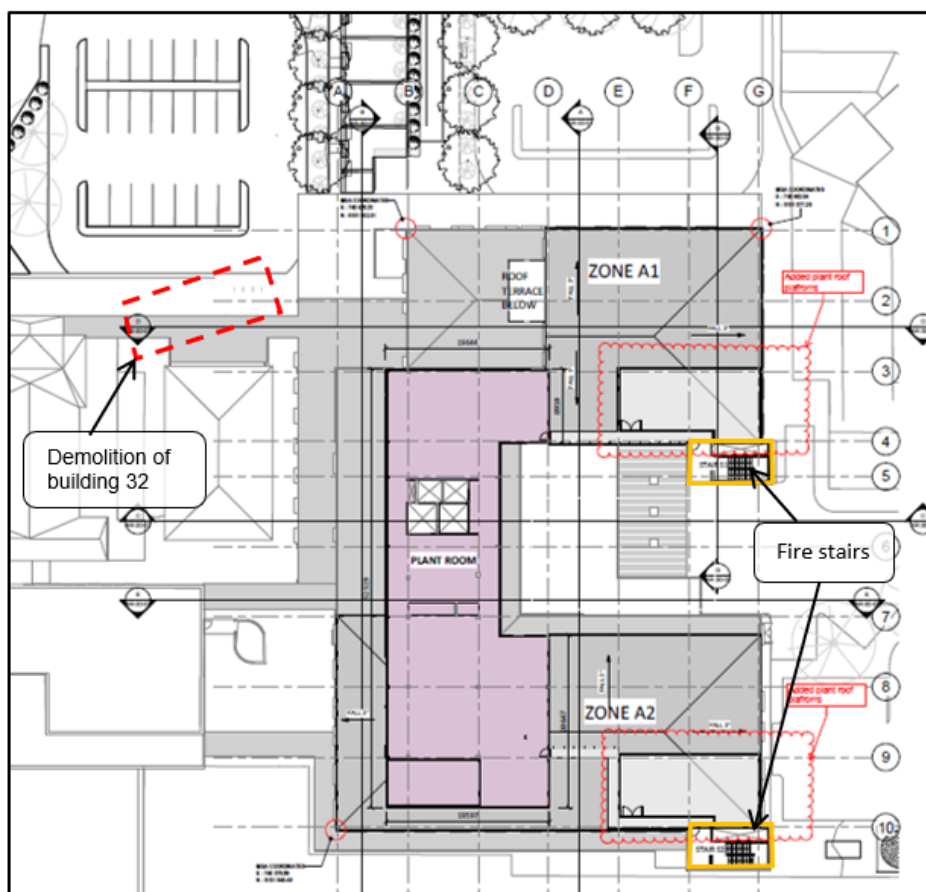


Figure 5 | Approved level 3 plan (Source: Modification 2 Application)

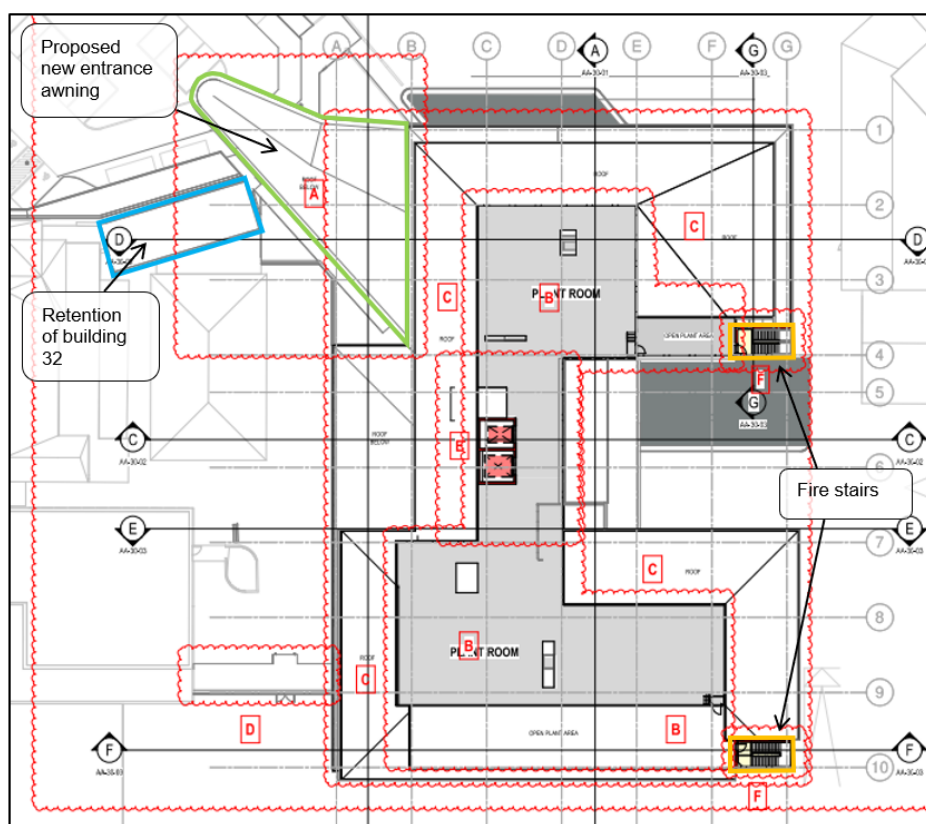


Figure 6 | Proposed level 3 plan (Source: Modification 2 Application)

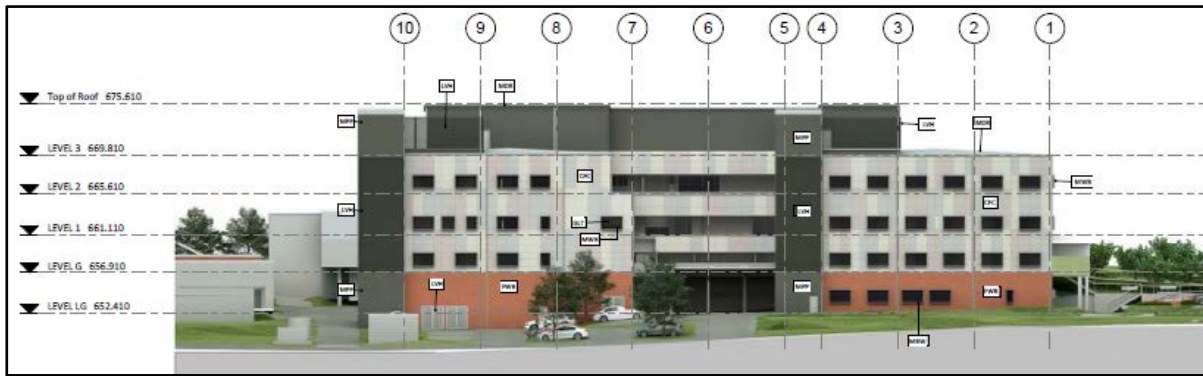


Figure 7 | Approved East elevation (Source: Modification 2 Application)

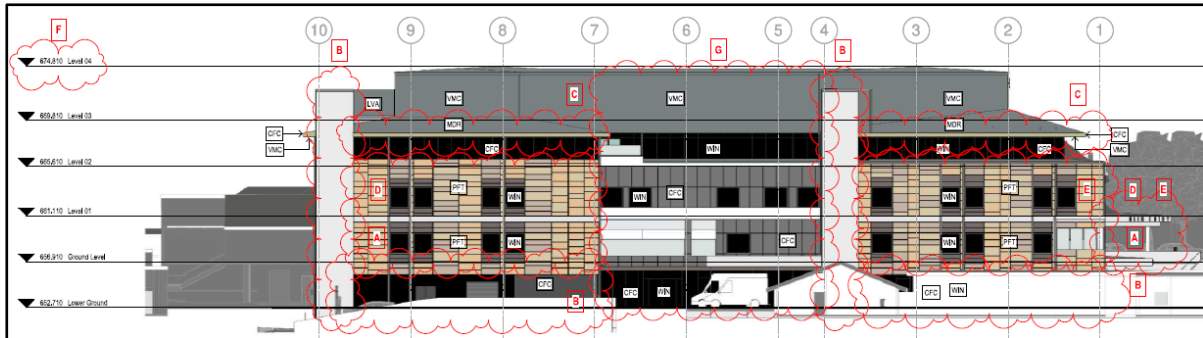


Figure 8 | Proposed East elevation (Source: Modification 2 Application)



Figure 9 | Proposed section A (Source: Modification 2 Application)

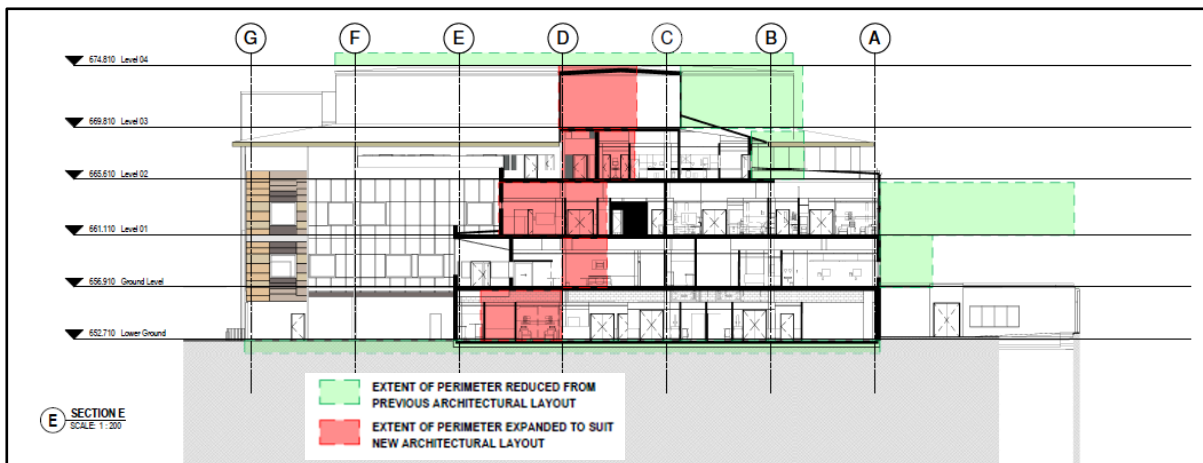


Figure 10 | Proposed section E (Source: Modification 2 Application)

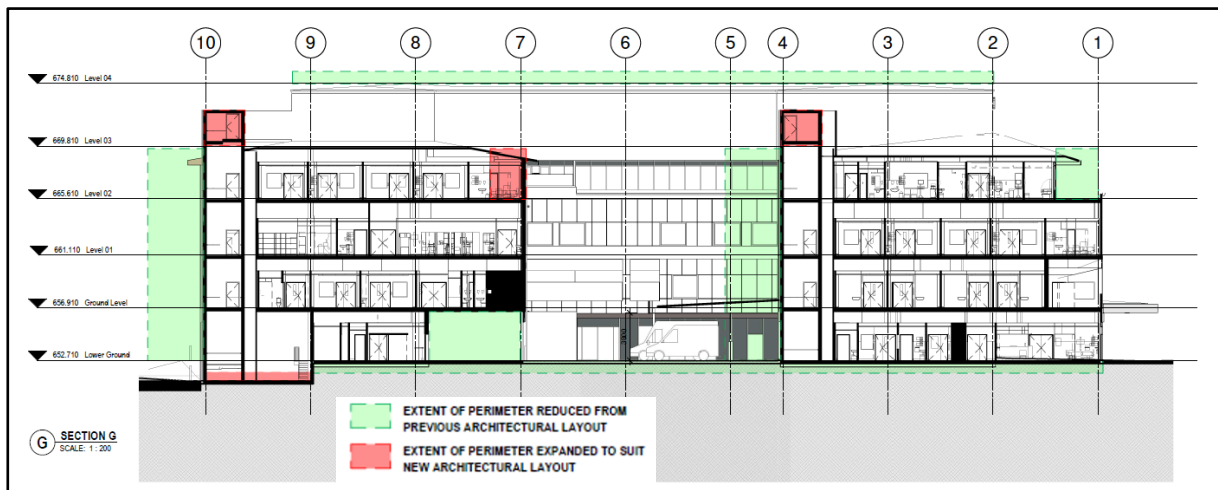


Figure 11 | Proposed section G (Source: Modification 2 Application)

The Department has reviewed the proposed built form changes and is satisfied that the elements as depicted are acceptable and that the overall changes will result in the development being substantially the same bulk and scale as the approved development. The revised design also continues to be sympathetic to nearby heritage buildings.

6.1.1 Landscaping

The landscape plans submitted as part of the proposed modification depicted landscaping for the north, east and south of the site. The Department requested that the Applicant provide updated landscape plans that considered landscaping across the whole site including the western car park. The approved landscape plan is depicted in **Figure 12** and the proposed landscape plan is depicted in **Figure 13**.

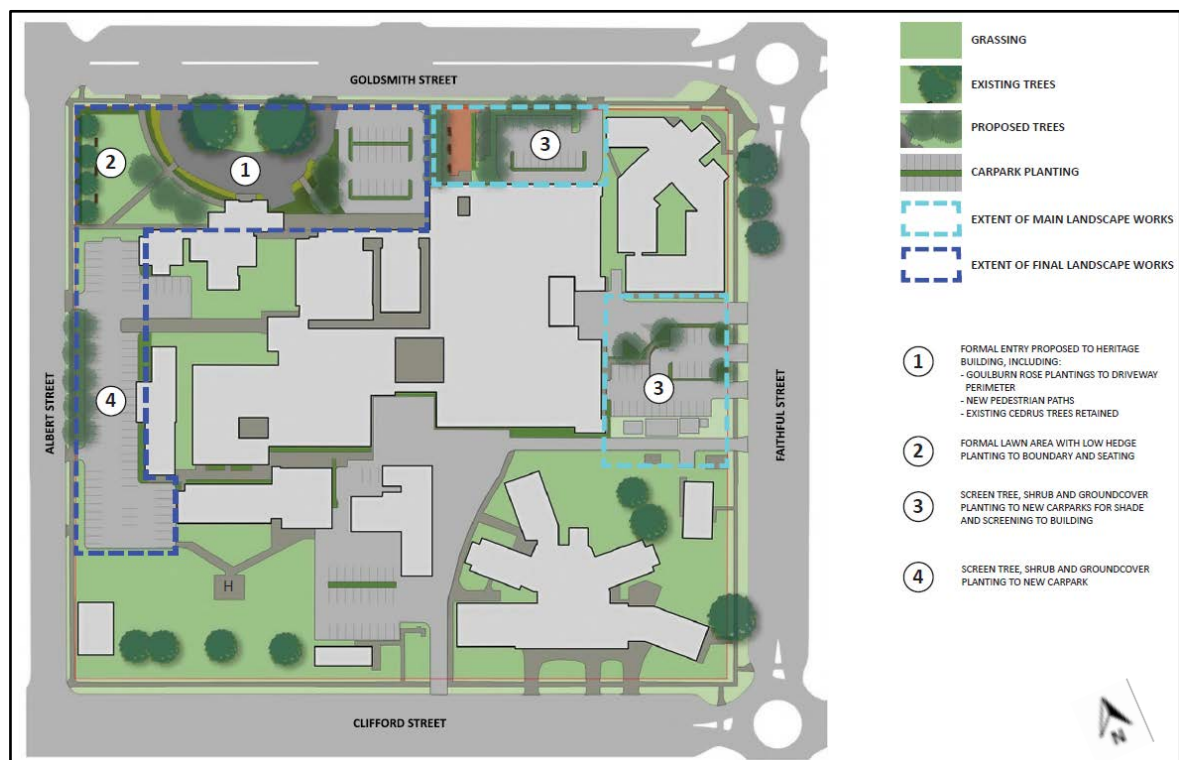


Figure 12 | Approved landscaping plan (Source: Modification 2 Application)

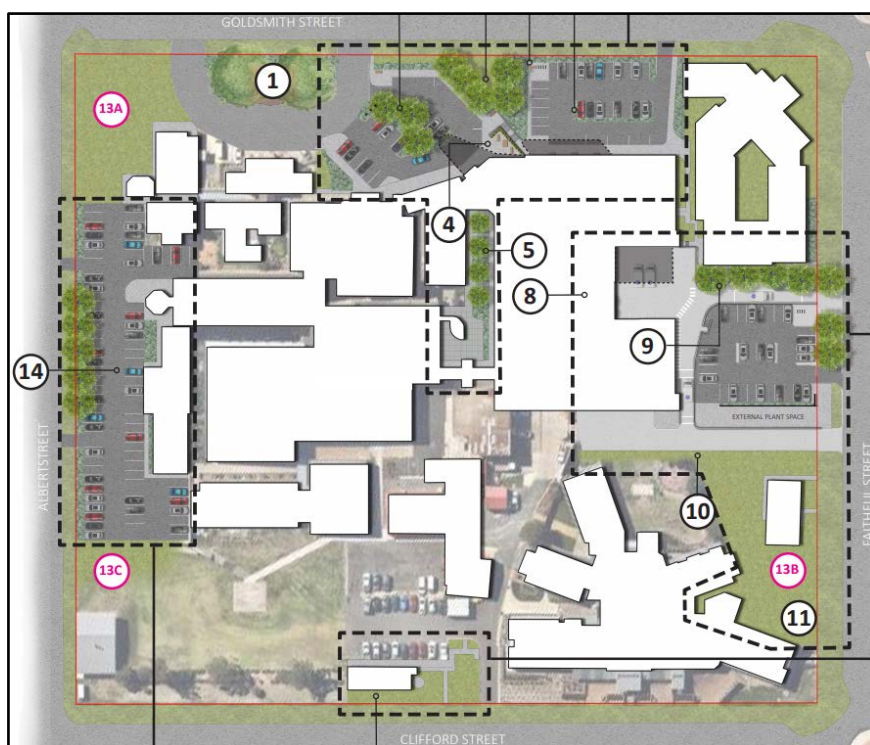


Figure 13 | Proposed landscaping (Source: Modification 2 Further information)

The proposal includes the addition of landscaping to the internal courtyard between the new ASB and the existing buildings on site. The landscaping incorporates hedging, screening and evergreen plant species to complement the surrounding area. The planting proposed would not restrict views for vehicles and pedestrians. The landscaping is expected to complement the heritage features and provide appropriate soft space.

The Department is satisfied that the proposed reconfigured landscaping is appropriate and will soften the overall appearance of the ASB.

6.2 Noise and Vibration

The proposed modification was accompanied by an Acoustic report prepared by Wood and Grieve Engineers (now Stantec). The Acoustic report stated that there are no changes which would result in an increase in noise intrusion to local receivers, and no plant increased in size or moved closer to sensitive users.

The Department raised concern regarding the addition of a roof terrace to the palliative care unit on level 2. This new roof terrace is proposed in close proximity to the open plant on level 3 situated to the north across the void.

The Applicant provided an acoustic statement as part of the RtS. The acoustic statement detailed that the noise from the plant is not expected to exceed the rated background noise level of the area, provided acoustic measures are implemented. The submitted acoustic report details design specifications that relate to reducing impacts of operational noise from the plant area, however, there is no mention of specific acoustic measures.

To ensure adequate amenity for the level 2 palliative care roof terrace, an amended condition is recommended to require the palliative care roof terrace to be considered a sensitive receiver. Subject to this amended condition, the Department is satisfied that the conditions of consent adequately manage noise impacts.

6.3 Other Issues

The Departments consideration of other issues is provided at **Table 2**.

Table 2 | Summary of other issues raised

Issue	Findings	Recommended Condition
Signage / wayfinding	TfNSW requested wayfinding signage be provided to bus stops. The signage and wayfinding proposed, as revised in the RtS, satisfactorily meets the requirements of TfNSW. The proposed signage provides appropriate visual displays and direction for pedestrians and vehicles entering and exiting the site. The Department has considered the proposed business identification signage against the provisions of SEPP 64 at Appendix B. The Department concludes that the proposed signage is acceptable.	N/A
Biodiversity and Aboriginal Heritage	During exhibition of the proposal, the Biodiversity and Conservation division of EESG requested that consideration be provided to the potential increase of impacts on biodiversity values and any impact on aboriginal cultural heritage values. The Applicant responded in its RtS and stated that the original SSD included waivers from the Planning Agency Head (dated 19 January 2018) and the Environment Agency Head (dated 8 December 2017), which determined there was no requirement for a Biodiversity Development Assessment Report. The proposed modification retains a similar footprint and envelope to the current approval. In addition, there is no proposal to remove any additional trees and the site is not mapped as having high biodiversity values. The Department is satisfied that the proposed modification will not result in any significant impacts on biodiversity.	N/A
Aboriginal Heritage	The Department notes the original assessment considered that no significant impacts on Aboriginal cultural heritage were likely. The conditions of consent incorporate the requirement for an unexpected finds protocol ensuring the appropriate management of aboriginal heritage objects if unearthed. The Department is satisfied that aboriginal cultural	

heritage objects will be appropriately managed if present on the site.

Heritage	There are a number of heritage buildings on the site as the site is located within a heritage conservation area. Heritage Council raised no concerns in relation to this modification proposal but advised that reference should be made to previous comments requesting that the Specimen Collection/Pathology Collection (Building 32) and Reception buildings be retained or adapted into the development. The administration/admissions, HIM and Reception building are still proposed for removal, however the external walls and roof of the specimen collection/pathology collection building is proposed for retention (Building 32). In addition, the internal demolition works for Emergency/Pharmacy intensive care unit and rehabilitation buildings have been deleted. The proposed modification seeks to incorporate Building 32 into the overall projects modified design. The proposed façade modifications ensure the new structure is of similar scale and sympathetic to the original two storey brick pavilions. Visual impacts are mitigated through separation and setback of the new ASB and improved landscaping around the buildings. The Department is satisfied that Heritage Council comments have been generally addressed and buildings/elements with cultural significance are retained and remain visible and identifiable.	N/A
Drainage and Flooding	During the exhibition of the proposed modification no issues were raised in regard to drainage and flooding. Water NSW sought to ensure that the stormwater management measures be implemented. The Department concludes that the proposed modification will not have any significant impacts on drainage and flooding as the development consent requires a stormwater management system and a stormwater quality management plan.	N/A
Car parking	The modified car parking layout proposed does not result in a reduction of car parking provided on site. The approved car park has a total of 196 car parking spaces on-site, and the reconfiguration results in the overall parking supply on-site increasing by one space, totalling 197 spaces. The below figure demonstrates the shift in parking provided over the site.	N/A

SITE WIDE PARK SPACE NUMBERS			
PREVIOUS APPROVED SCHEME		CURRENT SCHEME	
MAIN ENTRY PARKING SPACES	21	MAIN ENTRY PARKING SPACES	19
EMERGENCY PARKING SPACES	22	EMERGENCY PARKING SPACES	24
FLEET PARKING SPACES	30	FLEET PARKING SPACES	30
SOUTHERN PARKING SPACES	31	SOUTHERN PARKING SPACES	31
WESTERN PARKING SPACES	72	WESTERN PARKING SPACES	74
NORTHERN PARKING SPACES	20	NORTHERN PARKING SPACES	19
TOTAL PARKING SPACES =	196	TOTAL PARKING SPACES =	197

The Department is satisfied that the car parking supply for the site is sufficient and there is no impact on traffic movements as the number of beds and staff is not changing as part of this modification.

Staging Report

The Applicant seeks to stage compliance with conditions of consent to allow for staged construction. The Applicant is seeking to submit the Staging Report for the information of the Planning Secretary, but the Department is of the opinion that the Report should be approved by the Planning Secretary. The Applicant also sought to omit the requirement to carry out the staging of construction in accordance with the approved Staging Report.

The Department therefore recommends that the staging conditions must read as follows:

A21. The project may be constructed and operated in stages. Where compliance with conditions needs to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 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

The Department recommends the inclusion of staging conditions requiring the Staging Report to be approved by the Planning Secretary, and that staging be carried out in accordance with the Staging Report.

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.



7. Evaluation

The Department has reviewed the Modification Application, RtS, further information and assessed the merits of the proposal, taking into consideration advice from the public authorities, including Council, and all environmental issues associated with the proposal have been thoroughly addressed.

The proposal is consistent with the objects of the EP&A Act and is consistent with the State's strategic planning objectives for the site as set out in the South East Tablelands Regional Plan 2036 as it would create jobs and provide for better access to healthcare services. The redevelopment of GBH will provide significant public benefit to the local and regional community through the provision of increased and improved health services for a major regional centre.

The proposal is suitable for the site and would not result in any significant adverse environment or amenity impacts and would be compatible with the scale and form of the surrounding development. The Department also recommends that the conditions be amended to adequately manage noise impacts. Conditions imposed in the original consent continue to ensure potential construction and operational car parking impacts on surrounding streets is managed.

The modified development is considered to be in the public interest as it would continue to provide public benefits, including:

- delivering modern health facilities that are able to support current standards for health care.
- consolidating and providing further investment in public infrastructure in a major strategic centre of the South East and Tablelands Region.
- providing additional health facilities to support the growing and ageing population in the region and associated increasing demand for public health services.

The Department concludes the impacts of the proposed modifications are acceptable and can be appropriately mitigated and considers the development is in the public interest and should be approved, subject to amended conditions.



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 Goulburn Hospital SSD 8667 MOD 2 falls within the scope of section 4.55(2) of the EP&A Act.
- **forms the opinion** under section 7.17(2)(c) of the *Biodiversity Conservation Act 2016* that a biodiversity development assessment report is not required to be submitted with this application as the modifications 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 grant consent to the application.
- **agrees** with the key reasons for approval listed in the notice of decision.
- **modify** the consent SSD 8667.
- **signs** the attached approval of the modification (**Attachment D**).

Recommended by:

Ingrid Berzins

Planning Officer

Social and Infrastructure Assessments

Recommended by:

David Gibson

Team Leader

Social Infrastructure Assessments



9. Determination

The recommendation is **Adopted** by:

Karen Harragon

Director

Social and Infrastructure Assessments

28 / 01 / 2020



Appendices

Appendix A – List of Documents

List of all the documents relied on by the Department in its assessment

1. Modification Report
<https://www.planningportal.nsw.gov.au/major-projects/project/25486>
2. Submissions
<https://www.planningportal.nsw.gov.au/major-projects/project/25486>
3. Response to Submissions
<https://www.planningportal.nsw.gov.au/major-projects/project/25486>
4. Further Information
<https://www.planningportal.nsw.gov.au/major-projects/project/25486>

Appendix B – SEPP 64 Assessment

SEPP 64 applies to all signage that under an Environmental Planning Instrument can be displayed with or without development consent and is visible from any public place or public reserve.

Development consent is sought for modification to the 14 signs approved under SSD 8667 and the addition of one additional pylon sign adjacent to the main entrance.

Under clause 8 of SEPP64, consent must not be granted for any signage application unless the proposal is consistent with the objectives of the SEPP and with the assessment criteria which are contained in Schedule 1. **Table B1** below demonstrates the consistency of the proposed signage with these assessment criteria.

Table B1 | SEPP 64 Assessment

Assessment Criteria	Comments	Compliance
1 Character of the Area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is contemporary in design but consistent with the existing and future hospital use of the site.	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Existing building identification and wayfinding signage is present throughout the Goulburn Base Hospital site.	Yes

2 Special areas

Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The site is located in a heritage conservation area and contains existing items of local heritage significance. The proposed signage will not detract from the significance of these items or the visual quality of the locality. The proposed design and functionality of the proposed signage is in keeping with the primary hospital use of the site and will assist with wayfinding throughout the public facility.	Yes
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3 Views and vistas

Does the proposal obscure or compromise important views?	No views or vistas will be impacted by the proposed signage	N/A
Does the proposal dominate the skyline and reduce the quality of vistas?	No views or vistas will be impacted by the proposed signage.	N/A
Does the proposal respect the viewing rights of other advertisers?	Proposed signage will not impact on existing views experienced by others or existing advertising rights.	N/A

4 Streetscape, setting or landscape

Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed scale and design of the signage is appropriate for the streetscape and hospital precinct setting within which it is proposed. Larger pylon signs (i.e. 4m in height) are used in limited numbers but at key arrival points to ensure wayfinding through the site is maximised. Smaller pylon signs are proposed at secondary/staff access points, where higher levels of association with the site reduce the necessity for larger signage.	Yes
Does the proposal contribute to the visual interest	The proposed minimal design	Yes

of the streetscape, setting or landscape?	of signage will ensure it does not negatively impact on the heritage setting of the hospital precinct.	
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal does not include advertising signage.	N/A
Does the proposal screen unsightliness?	Signage is proposed in locations to minimise clutter and convey simple messages to assist with wayfinding through the hospital precinct.	Yes
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No signage is proposed above the main hospital buildings or existing vegetation.	Yes
Does the proposal require ongoing vegetation management?	No ongoing vegetation management will be required by the proposed signage.	N/A
5 Site building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed scale and design of the modified signage is compatible with the site.	Yes
Does the proposal respect important features of the site or building, or both?	Modified façade signage is purposed on the Goldsmith elevation of the ASB and will not detract from the heritage significance of the existing main hospital building.	Yes
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Modified pylon signage is located around the periphery of the site and is satisfactorily setback such that it would not detract from the setting of the site or existing heritage significant built form.	
6 Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The proposed signage will not require safety devices or platforms.	Yes
7 Illumination		
Would illumination result in unacceptable glare?	The only sign proposed for	Yes

Would illumination affect safety for pedestrians, vehicles or aircraft?	illumination is the 'Sky light'. Illumination is proposed to ensure wayfinding. The proposed intensity of illumination is not designed to result in glare or light spill and would not result in safety impacts for pedestrians, vehicles or aircraft.	
Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed intensity of illumination is not designed to result in glare impacts or light spill.	Yes
Can the intensity of the illumination be adjusted, if necessary?	The illumination of the 'sky light' incorporates a dimming function.	
Is the illumination subject to a curfew?	The proposed illumination of signage is intended to occur at all times consistent with the 24/7 operation of the hospital.	

8 Safety

Would the proposal reduce the safety for any public road?		
Would the proposal reduce the safety for pedestrians or bicyclists?	The proposed modification to the design and location of signage is not anticipated to have an adverse impact on pedestrian, cyclists or any public road.	Yes
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?		

Appendix C – Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/25486>

Appendix D – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/25486>