



Goulburn Base Hospital Redevelopment Modification 3

Retention of the Ward Block
State Significant Development Modification Assessment
(SSD-8667-Mod-3)

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Glossary

Abbreviation	Definition
Council	Goulburn Mulwaree Council
Department	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
Minister	Minister for Planning
SEARs	Planning Secretary's Environmental Assessment Requirements
Planning Secretary	Secretary of the Department of Planning 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 a State Significant Development (SSD) consent for the redevelopment of Goulburn Base Hospital (SSD-8667).

The proposed modification seeks approval to amend the approved plans to retain the existing Ward Block (also known as the H and M buildings), located centrally within the hospital precinct.

The application has been lodged by 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

The existing hospital campus is regular in shape and has an area of approximately 3.87 hectares. The campus is legally described as Lot 100 DP 125296 and is located approximately 700 metres northwest of the Goulburn central business district and 3.8 kilometres north-east of the Hume Highway interchange (see **Figure 1**).

The construction of the approved hospital redevelopment is nearing completion.

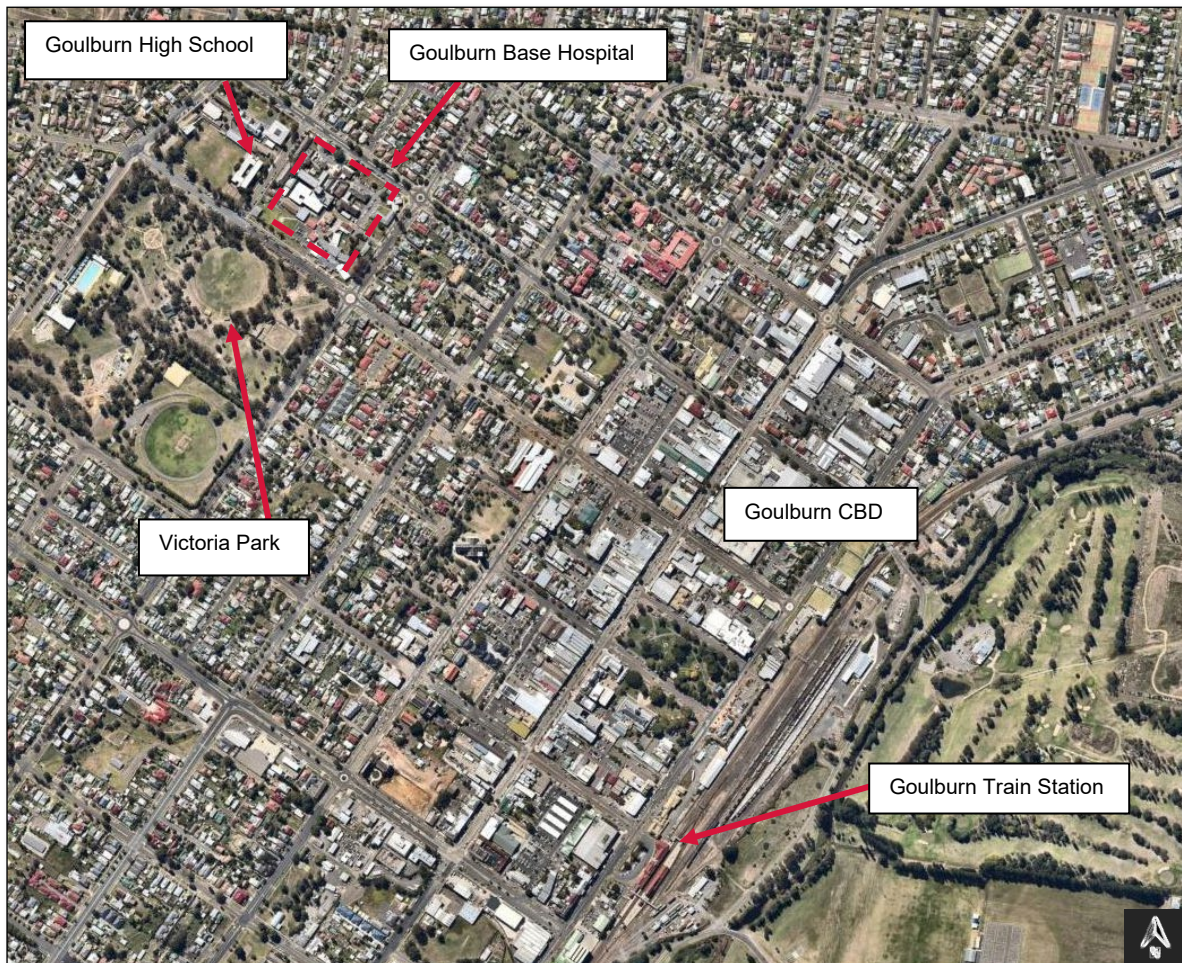


Figure 1 | Local context map (Source: nearmap)

The current campus layout and the location of the Ward Block within the campus is shown in **Figure 2** below.

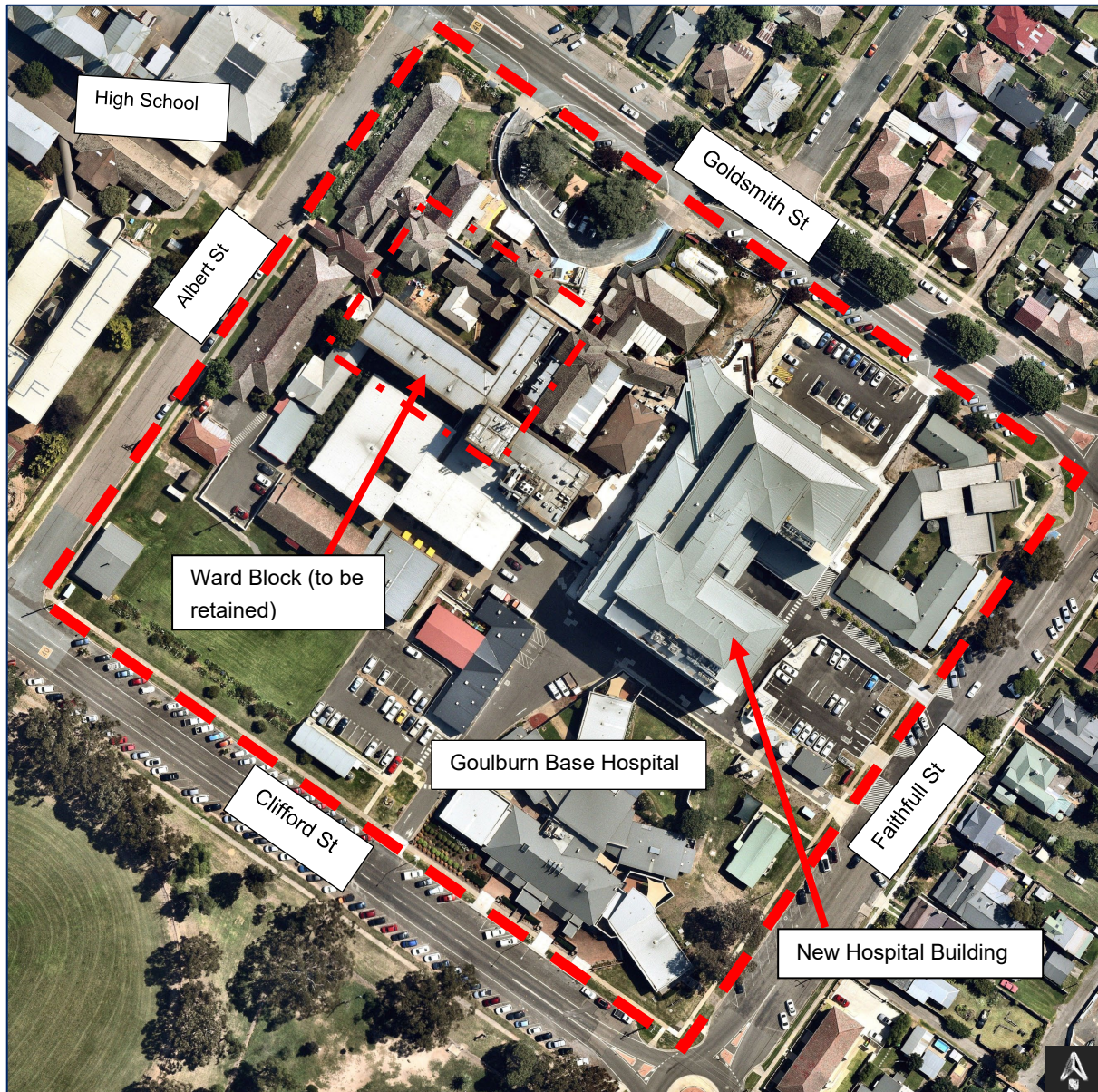


Figure 2 | Site layout (Source: nearmap)

The Ward Block was approved for demolition in the existing SSD approval, however the Applicant is now seeking to retain the building to allow for a more economical and efficient use of the hospital site. Retaining Ward Block will reduce construction costs and remove the need to demolish a functional building.

1.2 Approval history

On 3 December 2018, development consent was granted by Executive Director, Priority Projects for the redevelopment of Goulburn Base Hospital (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 two occasions, however modification 1 was subsequently withdrawn. A history of the modifications is provided below (see **Table 1**)

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
Mod-1	Deletion of condition B8	-	4.55(1A)	Withdrawn
Mod-2	Design refinements to the exiting approval including design changes, landscaping amendments, signage and amended conditions related to staging.	Department	4.55(2)	28 January 2020

2 Proposed modification

On the 17 March 2022, the Applicant lodged a third modification application (SSD-8667-Mod-3) to amend the approved project under section 4.55(1A) of the EP&A Act. The proposed modification seeks to retain the Ward Block (also known as buildings H and M), which was previously approved for demolition.

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

The Minister for Planning 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 2022, the Team Leader, Social Infrastructure may determine the modification application as:

- Goulburn Mulwaree Council (Council) has not made an objection.
- a political donation disclosure statement has not been made.
- public exhibition of the application was not required and therefore no public submissions objecting to the proposal were received.

3.3 Mandatory matters for consideration

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD-8667. The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-8667, including the key reasons for granting consent outlined in the Notice of Decision. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as modified.

4 Engagement

4.1 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 given the minor nature of the proposed changes. However, it was made publicly available on the Department's website.

The information provided by the Applicant has satisfied the Department that further engagement does not need to be undertaken in addition to what was conducted as a part of the original and subsequent modification applications.

5 Assessment

5.1 Retention of the Ward Block

The modification application proposes to alter the approved layout shown in **Figure 4** by retaining the Ward Block (buildings H and M), located centrally within the site as shown in **Figure 5**.

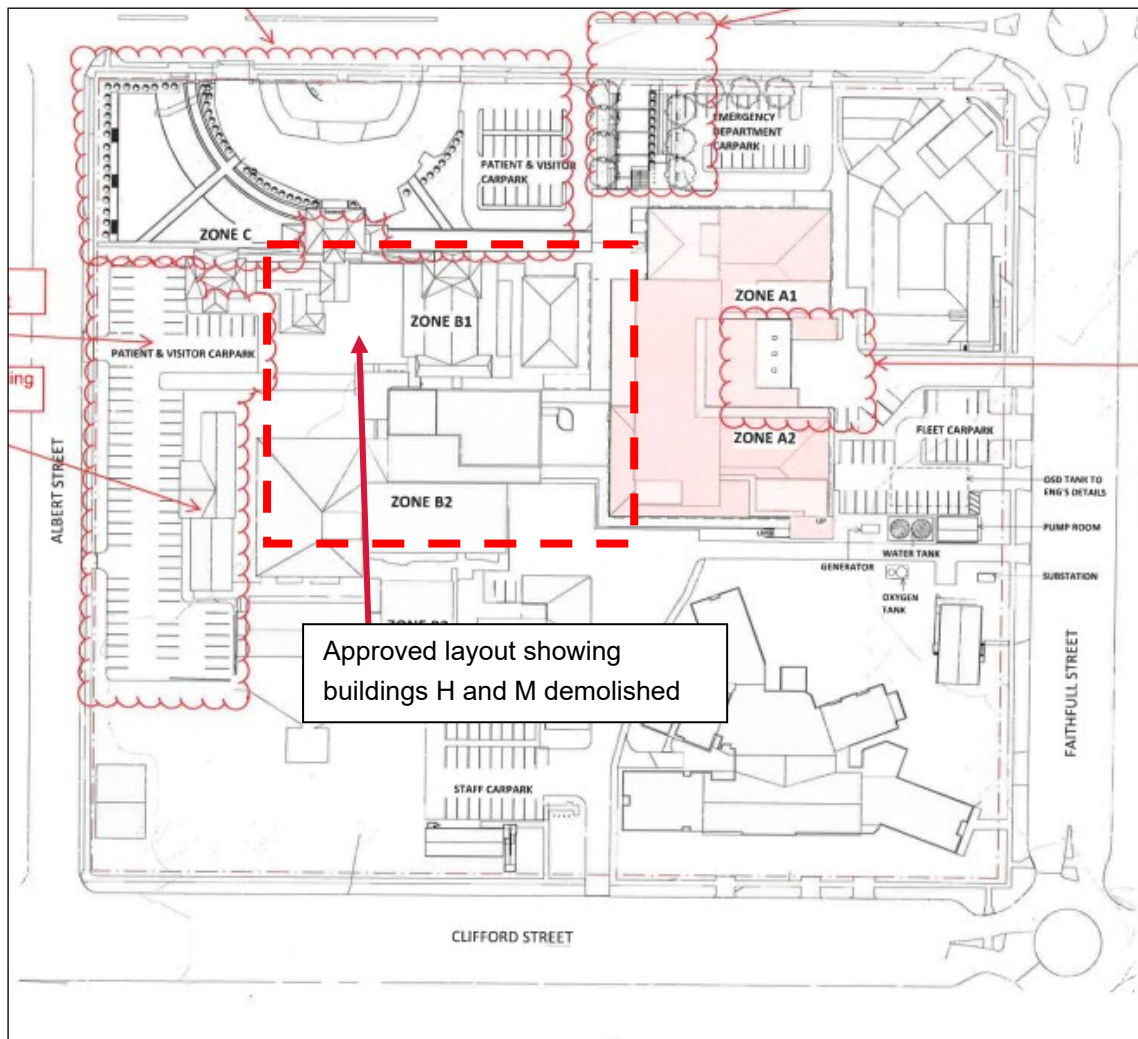


Figure 4 | Original approved site layout showing H and M buildings demolished (Source: Applicant's Modification plans)

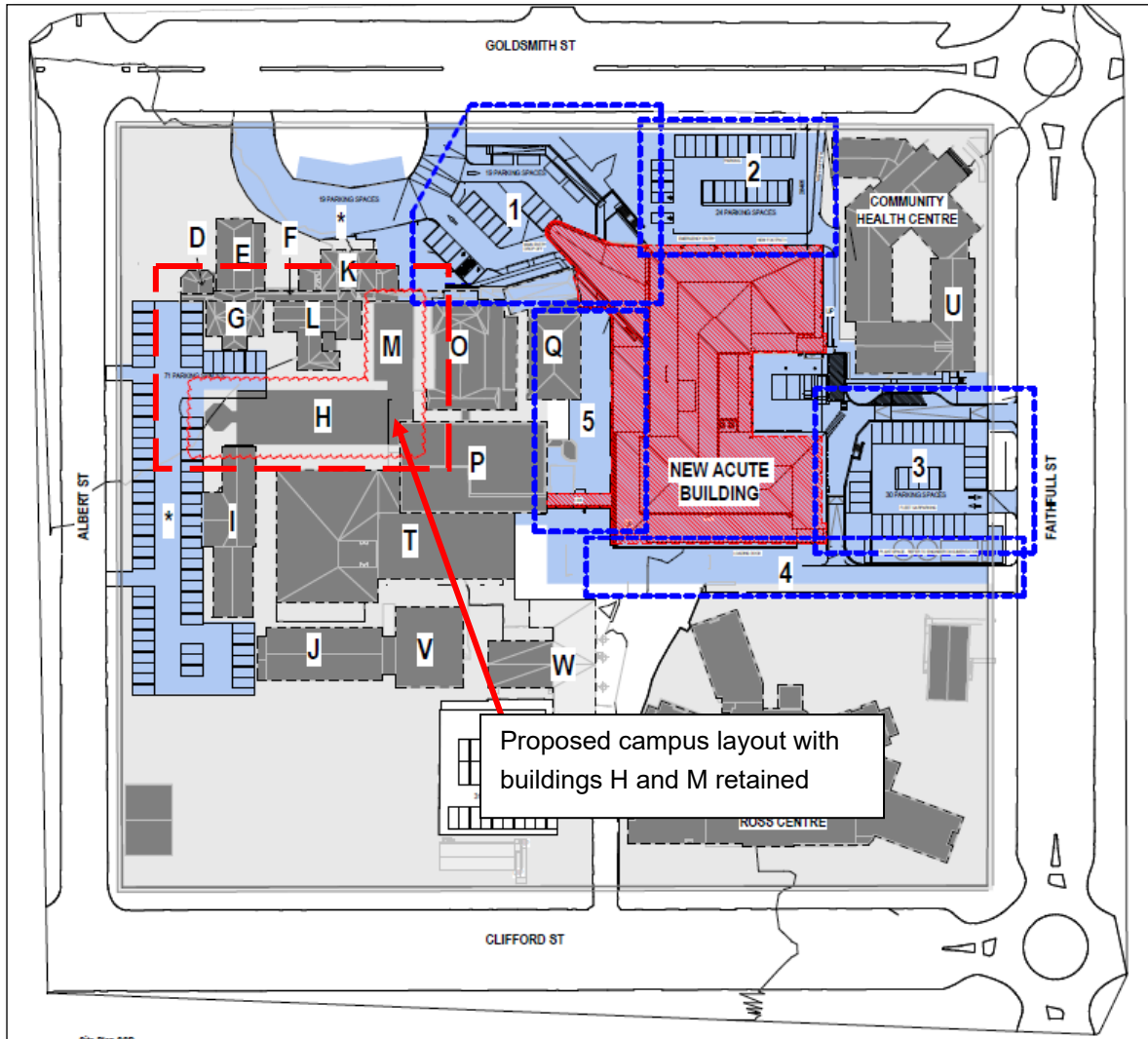


Figure 5 | Revised proposal showing H and M buildings being retained (Source: Applicant's Modification plans)

The Applicant has detailed that the retention of Ward Block will allow for a more cost-effective solution to continuing certain hospital operations without the need to construct new buildings. The Ward Block will take on a new function involving a transfer of existing services within the hospital, which will include Health Information Services, ANU teaching clinic rooms and a new communications room. The need for a new space for these services is the result of an increased need for file storage to deal with the current layouts inefficiencies and to provide space for a new communications room.

The retention of the Ward Block will result in a three storey building being retained that has a footprint of approximately 762sqm and a total floor area of 2,115sqm.

The Applicant has provided amended architectural plans, a modification report and traffic advice from a traffic engineer to justify these changes. The department has undertaken a review of this documentation to assess the suitability of the proposed changes to the approved hospital redevelopment.

The information provided has sufficiently demonstrated to the Department that the retention of the Ward Block will not result in adverse impacts upon the heritage significance of the hospital, and it will not result in negative traffic and parking demand increases, which is further discussed in Section 5.2 of this report. The modification will support the growing and future health needs of the wider community and will be of strategic importance to providing health care to this region.

The Department has reviewed the modification report and architectural plans detailing the justification for the proposed amendments to the approved plans by retaining the Ward Block. The Department is satisfied that the proposed design changes provide for a more ecologically sustainable development by reducing the need for more building materials and allows for a more economical use of resources. The proposed design changes would not have any adverse visual impacts or change the bulk and scale of the development. As a result, the proposal to retain these buildings is deemed an appropriate use of the site and is supported.

5.2 Other issues

The Department’s consideration of other issues is provided in **Table 2** below:

Table 2 | Department’s assessment of other issues

Issues	Findings	Recommendations
Car parking	<ul style="list-style-type: none"> the application does not propose any additional parking. a traffic assessment has been submitted showing that the modification will not result in an increase in parking demand for staff as they are already working on the campus in other buildings. the additional floor space will only be used for file storage / communications, therefore not resulting in a need for additional parking. the 197 car parking spaces approved across the hospital campus under SSD-8667 will be retained. 	<p>Given the information provided in the modification report and the additional traffic report, it has been demonstrated that the retention of the Ward Block will not result in a change in parking demand.</p> <p>The mod report indicates that the retained Ward Block will be utilised for storage and won’t result in more hospital staff or patients on site.</p> <p>The Department is satisfied the proposal will not result in adverse parking impacts or a change in the parking demand.</p>
Visual impacts	<ul style="list-style-type: none"> the modification application does not include any new works resulting in a change to the existing site visually. the removal of some of the buildings as a result of the redevelopment will make the Ward 	<p>No alterations are proposed to the retained building that will alter the existing physical appearance. As a result of the approved development the retained building will become slightly more visible to the north west of the site towards Albert Street.</p> <p>The substantial setback, landscape screen and the</p>

	<p>Block more visible from the Albert Street frontage towards the north west of the site.</p> <ul style="list-style-type: none"> • trees and landscaping existing within the frontage screen the structure from the neighbouring school which is adjacent to the • the Ward Block is situated within the centre of the large site. • the proposed buildings to be retained are setback 21m from the Albert Street boundary. 	<p>minimum visual bulk of the existing buildings mean that the proposed modification will not result in adverse visual impact to the neighbouring sites. As a result, the Department concludes that the subtle visual changes in outlook for the school to the north west of the site are of minimal impact.</p>
<p>Heritage</p>	<ul style="list-style-type: none"> • previous heritage assessment of the building found that the ward block was not of heritage significance • the buildings are being retained. • the location of the retained buildings will reduce impact on the existing heritage buildings on site. 	<p>As the buildings in question are not of heritage significance and are not being removed, the heritage value of the precinct will not be impacted by the retention of the ward block.</p>
<p>Floor Space Ratio</p>	<ul style="list-style-type: none"> • approximately 762sqm of floor space will be added with the retention of the Ward Block amounting to a total GFA of 2,115sqm. • the site is not subject to a FSR ratio under the GMLEP 2009. 	<p>Given the site is zoned SP2 it is not subject to a maximum FSR and therefore the minor increase in floor area from that approved is acceptable. Furthermore, the additional floor area is existing and will not result in additional staff or patient capacity.</p>

6 Evaluation

The Department has reviewed the proposed modification, assessed the merits of the modified proposal, and all issues associated with the proposal have been thoroughly addressed. The development will not significantly change as the retention of the Ward Block does not affect the overall bulk and scale of the development or result in an increased demand for on-site parking.

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 development as modified would be substantially the same as that originally approved and would deliver a significant public benefit through the provision of improved health care facilities. The Department concludes the impacts of the proposed modification are 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 Team Leader, Social Infrastructure as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD-8667-Mod-3 falls within the scope of 4.55(1A) of the EP&A Act.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **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.
- **modify** the consent SSD-8667.
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:



Tom Stanton

Senior Environmental Assessment Officer
Social Infrastructure

8 Determination

The recommendation is **adopted** by:



1 April 2022

David Gibson

Team Leader

Social Infrastructure

as delegate of the Minister for Planning

Appendices

Appendix A – List of referenced documents

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-3-retention-ward-block>

Appendix B – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-3-retention-ward-block>

Appendix C – Consolidated Consent

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