

**MODIFICATION REPORT
NEPEAN HOSPITAL STAGE 1 REDEVELOPMENT
SSD DA 8766 – MOD 5**

PART B – SUPPORTING INFORMATION



Prepared on behalf of Health Infrastructure



SEPTEMBER 2021

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This report has been prepared by:
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Director
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Date: 15 September 2021

**MODIFICATION REPORT
PART B – SUPPORTING INFORMATION**

**MODIFICATION OF CONSENT (SECTION 4.55(1A))
MOD 5 - SSD DA 8766
NEPEAN HOSPITAL STAGE 1 REDEVELOPMENT
DERBY STREET, KINGSWOOD**

1.0 PROJECT DESCRIPTION

This Modification Report has been prepared by _planning Pty Ltd on behalf of NSW Health Infrastructure with respect of a section 4.55(1A) modification (MOD 5) to Development Application (DA) consent DA SSD 8766, as granted under delegated authority from the Minister on 25 February 2019.

Development Consent SSD 8766 is for the Stage 1 Redevelopment of Nepean Hospital involving:

- Demolition of existing structures;
- Construction of a new 14 storey clinical and ambulatory services building with rooftop helipad (the Stage 1 Tower); and
- Associated works to access and parking, tree removal, and landscaping.

The works are well underway and nearing completion.

The DA has previously been modified four times as follows:

- MOD 1 Approved 25 June 2019 - Amendments to Unexpected Contamination Procedure, to allow for on-site remediation, in accordance with the approved Remedial Action Plan;
- MOD 2 Approved 10 October 2019 - Design refinements, including relocation and consolidation of plant to lower levels of the building, adjustments to some floor to floor heights, and minor external changes to the façade, parapets, helipad, and signage;
- MOD 3 Approved 14 August 2019 - Modification to the timing of remediation works; and
- MOD 4 Approved 1 December 2019 - Insertion of a staging conditions to enable construction works to occur concurrently across stages.

The purpose of this modification arises principally from the continuing design development process for, and construction of, this project, including the now minor design finalisation phase. This process has identified the following modifications to the approved design:

- Changes to the extent of the existing temporary façade design on the Stage 1 Tower arising from the design of the future Stage 2 Tower which will connect with this development. This expanded extent relates to Levels 1, 2, 5, 8, 9 and 10;
- Extension of the rooftop plant / cooling tower area by about 8.4m to enhance capacity for future expansion of plant on the Stage 1 Tower and future Stage 2 building, if needed;
- Reconfigured link bridge connections from the Stage 1 Tower to the existing East Block and North Block buildings, being:
 - Permanent link bridge to East Block now proposed to be enclosed at Level 1 (ground level) with minor adjustments to the East Block interface;
 - Amended breakthrough locations at the East Block façade at Levels 2 and 3 only resulting in a revised interface detailing including new arrival lobbies at those levels where the link bridge connects; and
 - Relocation of the temporary link bridge connecting to Level 2 of North Block in order to accommodate the future Stage 2 construction zone;
- Minor adjustment of the servicing apron levels and finished floor levels and height of the external plant compound structures which address the ambulance bays at the Somerset Street frontage of the site in order to correlate with the finished levels of the Stage 1 Tower

and vehicular servicing requirements for the bulk oxygen store and its deliveries in this location;

- Further minor landscaping adjustments to reflect the evolution of the Stage 1 Tower's design and levels, as well as user group operational needs within areas of proposed open space. This largely only impacts the design and functional outcomes for landscaping on Level 0 Atrium and Level 0 Courtyard to the building's east; and the Level 5 landscaped area and public access to the internal landscaped courtyards at Levels 6 and 7 of the Stage 1 Tower; and
- User request for inclusion of new parking spaces (4 spaces) for the maternity department adjacent to and east of East Block within the southern extent of the Stage 1 Redevelopment site boundary as well as a maternity access ramp to the south of the Stage 1 Tower.

2.0 STATUTORY COMPLIANCE TABLE

In the context of the overall development consent and the scale of the Stage 1 Redevelopment, these are considered minor alterations of the built form and building envelope consistent with the designation of the modification as having minor environmental impact. These minor external adjustments have no significant impact upon the development. Note also that under Penrith LEP 2010 the proposed modification will not alter the permissibility of the development, nor contravene any principal development standards or controls, noting the hospital is not subject to any maximum building height, floor space ratio or gross floor area controls.

As required under section 4.55(3) for modifications generally, an assessment has been undertaken of the proposed modification consistent with the relevant requirements of section 4.15(1) of the EP&A Act. Section 4.15(1) states as follows:

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) (repealed),

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

Assessment against (and compliance with) the relevant provisions of section 4.15(1) is set out below as well as the reasons given by the consent authority in granting consent to the original DA.

Provision	Compliance / Commentary
any environmental planning instrument	The modification will not alter any pre-existing compliance with any SEPP or LEP relevant to the site or development. There will be no increase in impacts already assessed and determined by Department to be satisfactory.
any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)	The modification does not relate to any current draft or proposed instruments.
any development control plan	The modification is not contrary to any DCP, noting DCPs do not apply to SSD.
any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4	N/A.
the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	N/A
the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	<p>There will be no increase in impacts, or erosion of the design and operational / performance qualities of the development, already assessed and determined by Department to be satisfactory. In fact, albeit a minor extension to the rooftop plant zone, the overall approved envelope and maximum approved height is maintained. The vast majority of changes are substantially internal to the hospital campus, at lower levels of the development, and indiscernible to areas external to the hospital campus.</p> <p>The modification will result in a building that performs at a more efficient and manageable level for the hospital, with enhanced amenities and amenity for its users. The development will not generate new impacts on neighbours of the hospital campus. See further commentary throughout this application.</p>
the suitability of the site for the development	The modification does not alter the approved development's suitability to the site.
any submissions made in accordance with this Act or the regulations	N/A – this relates to the Department's consideration of any submissions it may receive.
the public interest	The modification will not affect or alter the public interest in relation to this development. Indeed, the reconfiguration of the development will greatly enhance the clinical and operational capacity of the building and provide improved amenities, and amenity for staff and visitors to the building / hospital.
Reasons for giving consent were identified as to: <ul style="list-style-type: none"> • Prevent, minimise, or offset environmental impacts; • Set standards and performance measures for acceptable environmental performance; • Require regular monitoring and reporting; and • Provide for ongoing environmental management of the development. 	No aspect of this modification will alter or compromise the reasons for giving conditional consent to the development.

3.0 REVISED CONDITIONS

The following sets out the resultant required modification of the conditions of consent, with new text denoted as ***bold italics*** and deleted text as ~~struck-through~~.

The only relevant conditions affected by the modification are the approved architectural and landscape plans at Condition A2. The operational noise conditions at Conditions B30, C53, E3 and E4 are unaffected.

A2

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Architectural Plans prepared by BVN			
Dwg No.	Rev	Name of Plan	Date
A0-106	B	Demolition Plan	14/11/2018
A0-108	C <i>D</i>	Proposed Site Plan	9/7/2019 <i>19/7/2021</i>
<i>A0-110</i>	<i>A</i>	<i>Proposed Site Plan with Demo</i>	<i>19/7/2021</i>
A0-200	C <i>D</i>	Lv 00 Floor Plan	9/7/2019 <i>19/7/2021</i>
A0-201	C <i>D</i>	Lv 01 Floor Plan	9/7/2019 <i>19/7/2021</i>
A0-202	C <i>D</i>	Lv 02 Floor Plan	9/7/2019 <i>19/7/2021</i>
A0-203	C <i>D</i>	Lv 03 Floor Plan	9/7/2019 <i>19/7/2021</i>
A0-204	C <i>D</i>	Lv 04 Floor Plan	9/7/2019 <i>19/7/2021</i>
A0-205	C	Lv 05 Floor Plan	9/7/2019
A0-206	C	Lv 06 Floor Plan	9/7/2019
A0-207	C	Lv 07 Floor Plan	9/7/2019
A0-208	C	Lv 08 Floor Plan	9/7/2019
A0-209	C	Lv 09 Floor Plan	9/7/2019
A0-210	C	Lv 10 Floor Plan	9/7/2019
A0-211	C	Lv 11 Floor Plan	9/7/2019
A0-212	C	Lv 12 Floor Plan	9/7/2019
A0-213	C <i>D</i>	Lv 13 Floor Plan	9/7/2019 <i>19/7/2021</i>
A0-214	C <i>D</i>	Lv 14 Floor Plan	9/7/2019 <i>19/7/2021</i>
A0-215	C <i>D</i>	Lv 15 Roof Plan	9/7/2019 <i>19/7/2021</i>
A0-216	C	Lv B1 Floor Plan	9/7/2019
A0-220	B <i>C</i>	Lv 00 General Arrangement	9/7/2019
A0-221	B <i>C</i>	Lv 01 General Arrangement	9/7/2019
A0-222	B <i>C</i>	Lv 02 General Arrangement	9/7/2019
A0-223	B <i>C</i>	Lv 03 General Arrangement	9/7/2019
A0-224	B <i>C</i>	Lv 04 General Arrangement	9/7/2019
A0-225	B	Lv 05 General Arrangement	9/7/2019
A0-226	B	Lv 06 General Arrangement	9/7/2019
A0-227	B	Lv 07 General Arrangement	9/7/2019
A0-228	B	Lv 08 General Arrangement	9/7/2019
A0-229	B	Lv 09 General Arrangement	9/7/2019
A0-230	B	Lv 10 General Arrangement	9/7/2019
A0-231	B	Lv 11 General Arrangement	9/7/2019
A0-232	B	Lv 12 General Arrangement	9/7/2019
A0-233	B <i>C</i>	Lv 13 General Arrangement	9/7/2019 <i>19/7/2021</i>
A0-234	B <i>C</i>	Lv 14 General Arrangement	9/7/2019 <i>19/7/2021</i>
A0-235	B <i>C</i>	Lv Roof General Arrangement	9/7/2019 <i>19/7/2021</i>
A0-236	B	Lv B1 General Arrangement	9/7/2019
A0-300	C	Elevations – North	9/7/2019
A0-301	D	Elevations – South	24/9/2019
A0-302	D <i>E</i>	Elevations – West	24/9/2019 <i>19/7/2021</i>
A0-303	D	Elevations – East	24/9/2019
A0-310	C	Building Sections	9/7/2019
A0-311	D <i>E</i>	Building Sections	24/9/2019 <i>19/7/2021</i>

A0-350	C	Material Sample Board	9/7/2019
Landscape Plans prepared by Arcadia Landscape Architecture			
Dwg No.	Rev	Name of Plan	Date
101	⌀ E	Planting Schedule	03/09/2019 15/09/21
102	⌀ E	Landscape Level 01 Forecourt	03/09/2019 15/09/21
103	⌀ E	Landscape Level 01 Courtyard 2	03/09/2019 15/09/21
104	⌀ E	Landscape level 0 Atrium	03/09/2019 15/09/21
105	⌀ E	Landscape level 0 PECC NWOW Courtyard	03/09/2019 15/09/21
106	E	Landscape level 0 NWOW Courtyard	15/09/21
107	⌀ E	Landscape Level 05, 06, & 07	03/09/2019 15/09/21
108	⌀ E	Landscape Streetscape	03/09/2019 15/09/21
3.0	5 6	Vision Overall Master Plan	July 2019 September 2021
3.1	5 6	Vision Stage One Landscape Plan	July 2019 September 2021
3.2	5 6	Vision Rooftop Landscape Plan	July 2019 September 2021

4.0 APPENDICES

- Appendix A - Revised architectural plans, Summary of Amendments and Architectural Design Statement – BVN
- Appendix B – Revised Landscaped Plans and Summary of Changes - Arcadia
- Appendix C - ESD Statement – Surface Design
- Appendix D - BCA Compliance Statement – BM+G
- Appendix E - Acoustic Statement – Acoustic Logic
- Appendix F – Aviation Statement - AviPro