

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD 8894 North Shore Health Hub Tower B Stage 2 Design and Construction
Applicant	DEXUS Pty Ltd
Consent Authority	Minister for Planning

Decision

The Executive Director under delegation from the Minister for Planning has, under s.4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8894

A copy of the Department of Planning and Environment's assessment report is available at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8894

Date of decision

10th August 2018

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted with the development application and during the assessment and information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including \$38 million of capital investment and creation of 110 ongoing operational jobs and 330 construction jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including *A Metropolis of Three Cities – the Greater Sydney Region Plan* and the *North District Plan*;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The Department has included conditions to ensure any potential traffic, parking and noise impacts are appropriately managed and measures to achieve an acceptable level of ecological sustainability are incorporated into the final building design;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through the recommended conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 28 February until 1 March 2018 and received no submissions from the general public. A submission was received from Willoughby City Council.

The key issue raised by Council and considered in the Department’s Assessment Report and by the decision maker relates to parking and traffic. Other issues are addressed in detail in the Department’s Assessment Report. Council also highlight a number of deficiencies or errors in the original EIS documentation, which have been rectified by the Applicant in the Response to Submissions to the Department’s satisfaction.

<i>Issue</i>	<i>Consideration</i>
<p><i>Parking and Traffic</i></p> <ul style="list-style-type: none"> • An appropriate level of car parking for staff and visitors should be provided. • The Herbert Street/Westbourne Street intersection is to be upgraded in consultation with Council, with consideration given to the installation of traffic signals. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Traffic Impact Assessment (TIA) submitted with the application includes a detailed assessment of car parking requirements for the proposal and concludes that Tower B will require 135 on-site car parking spaces. Basement parking is being provided as part of the Tower A development, which itself requires 181 spaces. In addition to 24 spaces to offset the loss of on-street parking, this results in a maximum combined total of 340 car parking spaces on site. This amount of parking was considered satisfactory by the Department in its assessment of Tower A and Tower B concept development application given the proximity of the site to various modes of public transport. Both the Tower A and Tower B concept development application development consents include a condition requiring the allocation of 135 car spaces for future users of Tower B. This is considered to satisfactorily address the issue and a further condition for SSD 8894 is not considered necessary. • The TIA has considered the post development traffic conditions and concludes that most intersections assessed would continue to operate at a satisfactory Level of Service (LoS). However, the LoS of the Herbert/Westbourne Street intersection would reduce from A to F without any upgrade. Accordingly, the TIA identifies the upgrade of the intersection to a roundabout to address the increase in traffic generation as a consequence of the development and maintain its current LoS A. The TIA includes a concept design for the roundabout and the Applicant has detailed that on-going consultation with Council (as the relevant road authority) is occurring on this matter. The development consent for Tower A includes a condition requiring that “prior to final occupation of Tower A, the Applicant complete (in consultation with and to the agreement of Council) road upgrade works at the Herbert Street/Westbourne Street intersection to maintain the 2026 pre-development level of service”. This is considered to satisfactorily address the issue and a further condition for SSD 8894 is not considered necessary. <p><i>Conditions</i></p> <ul style="list-style-type: none"> • No conditions or amendments are necessary.