



North Shore Health Hub Modification – Tower A (Mod 4), Tower B Concept (Mod 2) and Tower B Stage 2 (Mod 2)

Minor change to plantroom roof form and material
State Significant Development Modification Assessment
(SSD-7543-Mod-4, SSD-8499-Mod-2 and SSD-8894-Mod-2)

July 2020

Published by the NSW Department of Planning, Industry and Environment

dpie.nsw.gov.au

Title: North Shore Health Hub Modification

Subtitle: Tower A (Mod 4), Tower B Concept (Mod 2) and Tower B Stage 2 (Mod 2)

© State of New South Wales through Department of Planning, Industry and Environment 2020. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Industry and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (July 2020) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Council	Willoughby City Council
Department	Department of Planning, Industry and Environment
EESG	Environment, Energy and Science Group, DPIE
EIS	Environmental Impact Statement
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
ESD	Ecologically Sustainable Development
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
RMS	Roads and Maritime Services, TfNSW
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
TfNSW	Transport for NSW

Contents

1	Introduction	1
1.1	Background	1
1.2	Approval history.....	2
2	Proposed modifications.....	4
3	Statutory context	5
3.1	Scope of modifications	5
3.2	Consent authority	5
3.3	Mandatory matters for consideration	5
4	Engagement.....	6
4.1	Department's engagement.....	6
5	Assessment	7
6	Evaluation.....	10
7	Recommendation.....	11
8	Determination.....	12
	Appendices	13
	Appendix A – List of referenced documents	13
	Appendix B – Instruments of Approval	13

1 Introduction

This report provides the NSW Department of Planning, Industry and Environment's (the Department's) assessment of three applications to modify the State significant development consents (Tower A, Tower B Concept Proposal and Tower B Stage 2) for the North Shore Health Hub (NSHH) (SSD-7543, SSD-8499 and SSD-8894).

The modification applications seek approval for minor changes to the plantroom roof form and materials for both Tower A and Tower B.

The application has been lodged by Keylan Consulting on behalf of Dexu (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

The site is located approximately six kilometres north of the Sydney central business district on the corner of Reserve Road and Westbourne Street, St Leonards. The development site has an area of approximately 6,194sqm, which forms the southern portion of a larger 2.6ha portion of land known as 12 Frederick Street, and is located within the Willoughby Local Government Area (LGA) (see **Figure 1**).

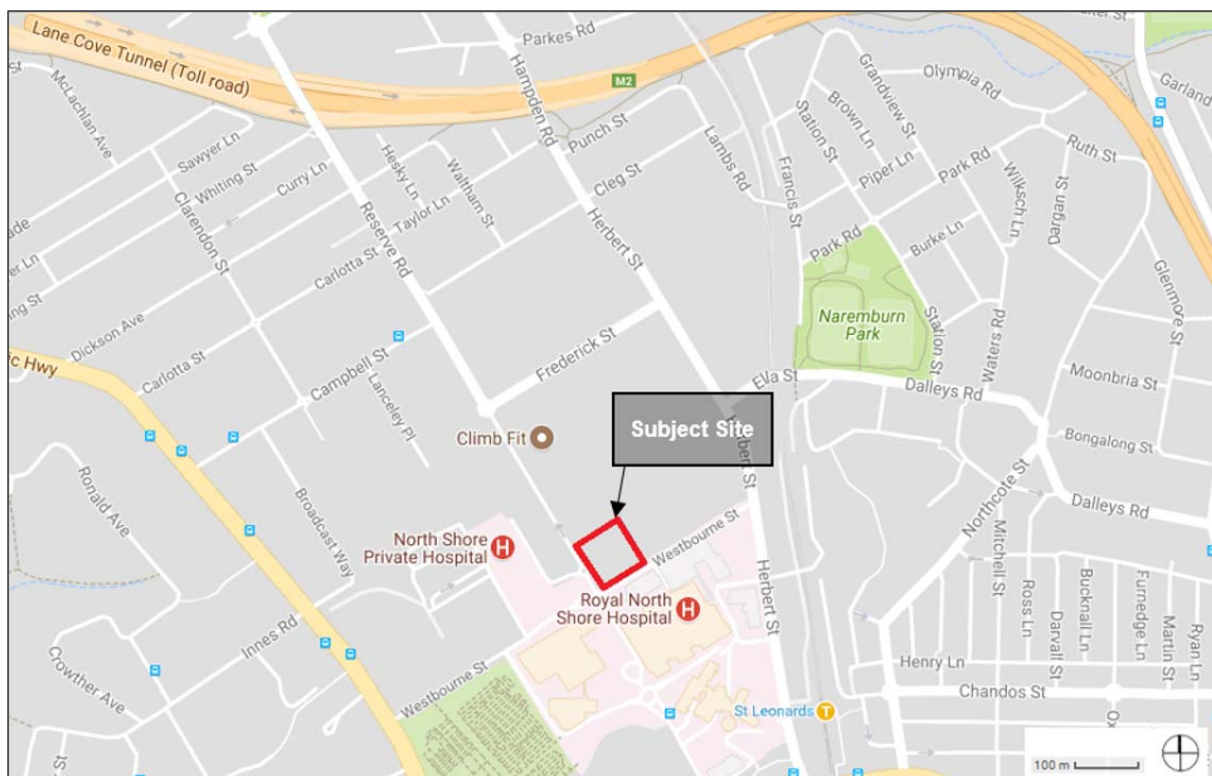


Figure 1 | Regional Context Map (Source: Department's Assessment Report SSD 7543 MOD 1)

The site has a frontage of approximately 77.5m to Westbourne Street and 80m to Reserve Road. The site is accessible from Westbourne Street, Reserve Road and an internal access road running along the north-east boundary of Lot 1 DP 591747 accessed from Frederick Street. Reserve Road is a two-way road with an on-street restricted staff parking area between a roundabout located approximately

40m to the north-west of Westbourne Street (adjacent the site) and a permanent southbound lane closure and north-bound boom gate located approximately 170m to the north-west of Westbourne Street (to the north-west of the site). The existing southbound lane closure prevents south-bound through traffic from accessing the site via Reserve Road.

The site is situated in a light industrial precinct that is dominated by warehouse and retail uses. Uses include an Australia Post facility, which is located immediately to the north-east of the site, and Home HQ (mixed retail), which is located to the north-west of the site on the opposite side of Frederick Street. The existing North Shore Health precinct is also situated adjacent to the site, including the Royal North Shore Hospital (RNSH), which is located to the south of the site on the opposite side of Westbourne Street, and the North Shore Private Hospital (NSPH) and a RNSH multi-storey carpark, which are located to the west of the site on the opposite side of Reserve Road. St Leonards railway station is located approximately 500 metres to the south-east.

Historically, the site comprised part of a former brick quarry. A steeply sloped quarry embankment running from east to west bisects the site, resulting in an approximate 16 m reduction in level from south to north across the site. The existing buildings on Lot 1 DP 591747 are mixed warehouse units owned by the Applicant, the most southerly of which are two-storey units with rooftop parking that extend into the lower northern portion of the site. A former helipad is located in a clearing in the higher southern portion of the site. The remainder of the site is vegetated, except for a small western portion of the embankment. The site context is shown in **Figure 2**.



Figure 2 | Local Context Map (Source: Department's Assessment Report SSD 7543 MOD 1)

1.2 Approval history

On 29 June 2018, the Executive Director, Priority Projects Assessments, as delegate of the Minister for Planning, granted SSD approval for the development of the first stage of a new private

hospital/health services facility (known as 'Tower A' – SSD-7543). Concurrent approval was also granted for a concept proposal for the future development of 'Tower B' (SSD-8499) on the Tower A podium, comprising a building envelope and indicative future uses.

On 10 August 2018, the Executive Director, Priority Projects Assessments, as delegate of the Minister for Planning, granted SSD approval for the detailed design, construction and operation of Tower B (SSD-8894).

The development consent for Tower A has been modified on three occasions, while the Tower B consents have been modified once (see **Table 1**).

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
SSD 7543 'Tower A'				
Mod-1	Minor increase in building height and floor area	Department	4.55(1A)	25 July 2019
Mod-2	Minor change to design of pedestrian bridge	Department	4.55(1A)	1 Dec 2019
Mod-3	Minor design changes	Department	4.55(1A)	3 March 2020
SSD 8499 Concept proposal 'Tower B'				
Mod-1	Increase in building envelope height, changes to setbacks and reduction in floor area	Department	4.55(1A)	25 July 2019
SSD 8894 'Tower B'				
Mod-1	Increase in building height, changes to setbacks and reduction in floor area	Department	4.55(1A)	25 July 2019

2 Proposed modifications

Three modification applications (SSD-7543-Mod-4, SSD-8499-Mod-2 and SSD-8894-Mod-2) seek to modify the development consents to facilitate the replacement of a low pitched metal plantroom roof with a flat concrete roof for both Tower A and Tower B. The proposed modifications will not increase the approved maximum overall height of Tower A or Tower B, with the plantroom roofs sited below the approved lift overrun of both buildings.

3 Statutory context

3.1 Scope of modifications

The Department has reviewed the scope of the modification applications and considers that the applications can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not 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 modifications are within the scope of section 4.55(1A) of the EP&A Act and do not constitute new development applications. Accordingly, the Department considers that the applications should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring new development applications to be lodged.

3.2 Consent authority

Minister's delegate as consent authority

The Minister for Planning and Public Spaces is the consent authority for the applications under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 9 March 2020, the Director, Social and Infrastructure Assessments, may determine the applications.

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 each application. The Department considers these modification applications do 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.

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 section 4.55(1A) modifications with minimal environmental impact. Accordingly, the applications were not notified or advertised. However, they were made publicly available on the Department's website on 8 July 2020.

No submissions were received.

5 Assessment

Low pitched metal roofs on both the Tower A and Tower B buildings are proposed to be replaced with flat concrete roofs. The Applicant has stated that the proposed modifications have arisen from further detailed design refinement and review of construction programming and are aimed providing a more functional design and more efficient construction methodology, particularly given the challenges faced on construction sites regarding COVID-19. In this regard, the modification will have the following positive impacts from a buildability perspective:

- reduction in construction noise resulting from the construction of a concrete roof rather than the installation of a structural steel and metal roof to Tower A and Tower B.
- COVID-19 social distancing rules will be maintained during the construction period as less subcontractors will be required and less trades working concurrently.
- concrete roofing eliminates the requirement for structural steel and metal shop drawing and review process and will therefore not require any prefabricated structural steel work offsite.
- plantroom fit-out works can commence sooner.

The modified roof forms are illustrated in **Figures 3 to 5** below.

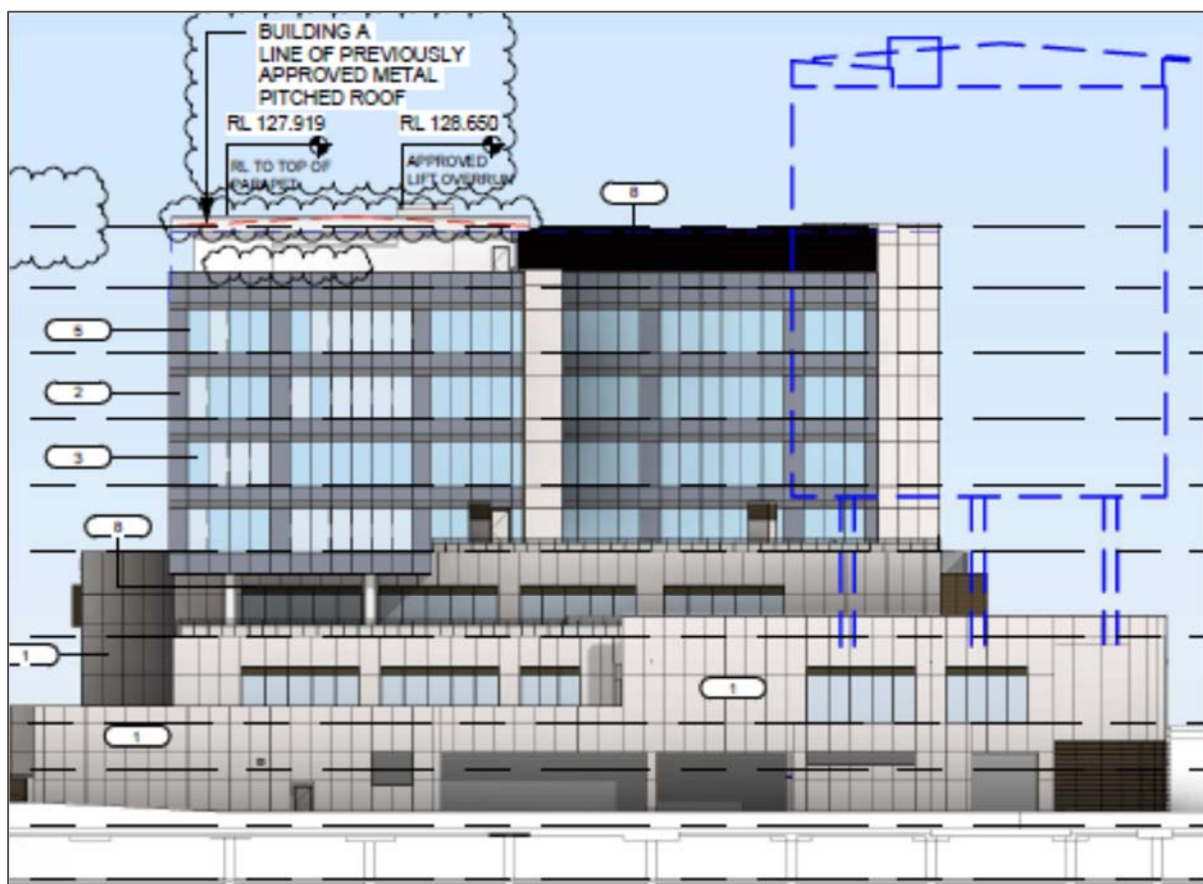


Figure 3 | Tower A Eastern Elevation (Source: Billard Leece)

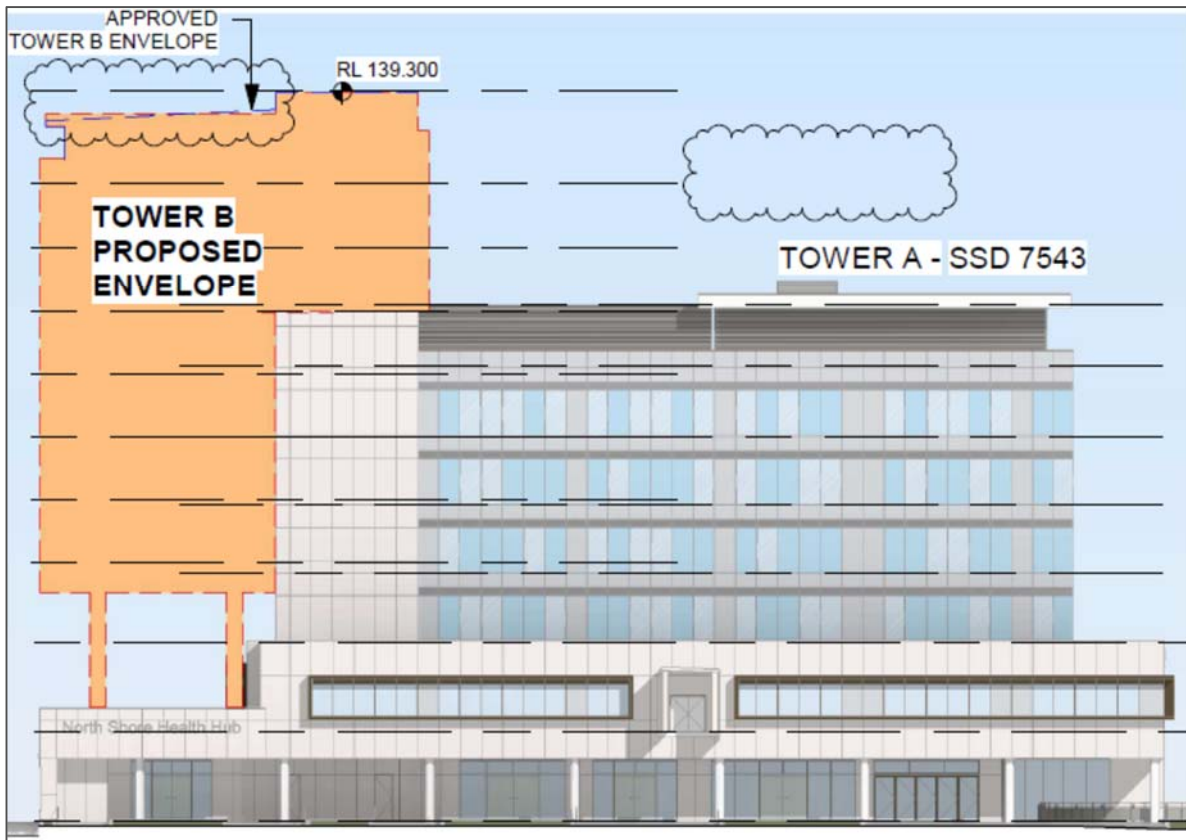


Figure 4 | Tower B Envelope Western Elevation (Source: Billard Leece)

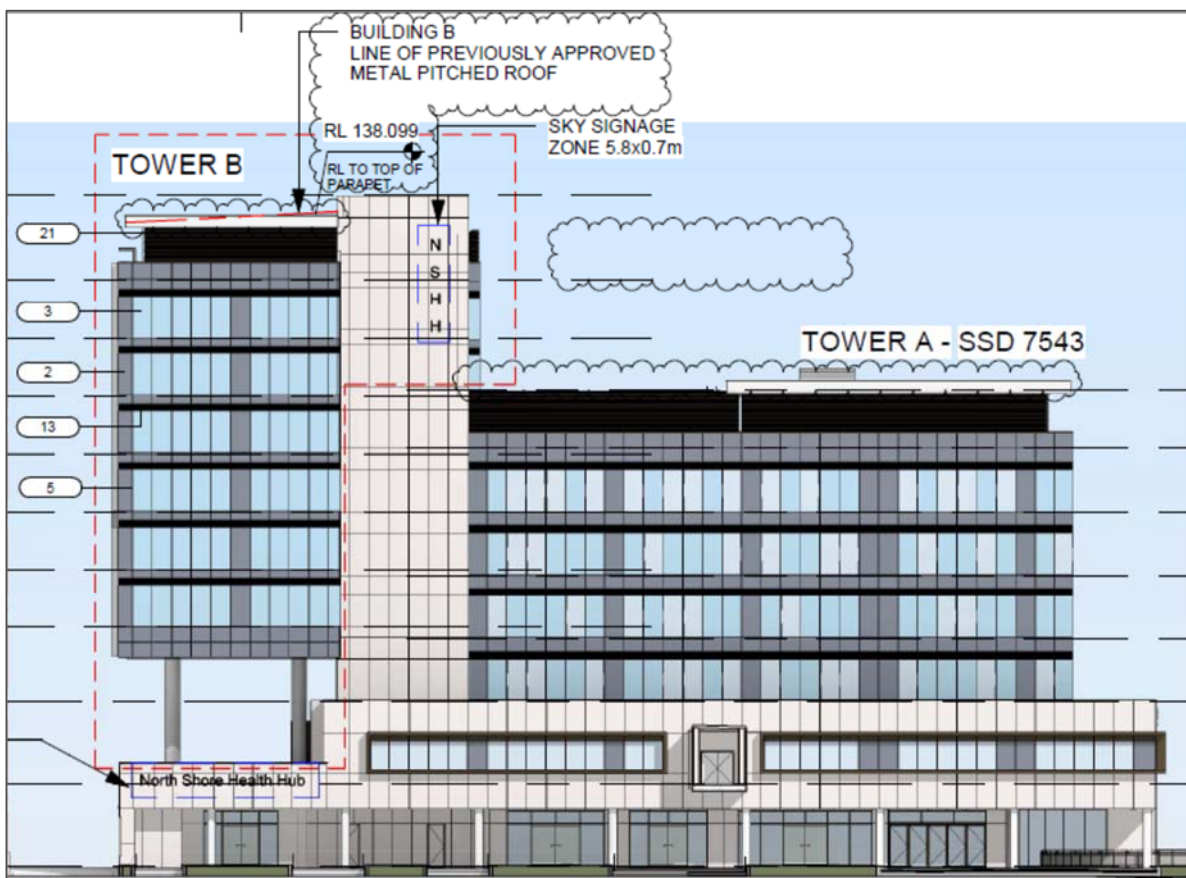


Figure 5 | Tower B Western Elevation (Source: Billard Leece)

The proposed modifications will not result in any further environmental impacts in terms of overshadowing or visual amenity. The proposed concrete plant room roof construction is only perceivable from taller adjacent buildings (i.e. the upper floors of the Kolling Institute building), while from street level the concrete roof slab will not be seen. Only the underside and leading edge of the new eaves are visible, and they will be largely indistinguishable from the previously approved metal roof eaves.

The Department is satisfied that the proposed modifications to Tower A and B are minor and largely a response to COVID-19 safety practices. The overall approved maximum building heights will not change and no changes to floor area or land uses are proposed.

6 Evaluation

The Department has reviewed the proposed modifications and assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department's assessment concludes that the built form of the proposal is appropriate for the surrounding locality. The Department's original conditions of consent would ensure that the construction and future operation of the precinct would maintain the environmental amenity of the surrounding area.

The Department considers that the applications are consistent with the objects of the EP&A Act and A Metropolis of Three Cities - The Greater Sydney Plan. The Department is also satisfied that the proposals would provide a significant public benefit through the provision of new health facilities for the people of NSW.

The Department concludes the impacts of the proposed modifications are acceptable. Consequently, the Department considers the development is in the public interest and the three modification applications should be approved.

7 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 applications, being SSD-7543-Mod-4, SSD-8499-Mod-2 and SSD-8894-Mod-2, fall within the scope of section 4.55(1A) 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 these applications 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 approve the modifications.
- **modify** the consents SSD-7543, SSD-8499 and SSD-8894.
- **signs** the attached approval for each of the modifications (**Appendix B**).

Recommended by:



David Gibson
Team Leader
Social Infrastructure

8 Determination

The recommendation is **adopted** by:

A handwritten signature in black ink, appearing to read 'KH', with a large circular flourish at the end.

21 July 2010

Karen Harragon

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – List of referenced documents

<https://www.planningportal.nsw.gov.au/major-projects/project/37976>

<https://www.planningportal.nsw.gov.au/major-projects/project/37981>

<https://www.planningportal.nsw.gov.au/major-projects/project/37986>

Appendix B – Instruments of Approval