

25 June 2020

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
12 Darcy Street
Parramatta NSW 2150

Attn: David Gibson Team Leader Social Assessments

Dear Mr Betts,

Expansion of Coffs Harbour Hospital (SSD 8981) – Proposed inclusion of Solar Panels deletion of Condition D12 Car Parking – Section 4.55 (1A) Application

This section 4.55(1A) modification seeks to modify Development Consent SSD8981 to include a carport type structure in the western carpark to accommodate a solar panel system at Coffs Harbour Hospital Campus (CHHC).

The proposed modifications described above necessitate the inclusion of an additional plan to the terms of consent listed at condition number A2, as identified below. Words proposed to be deleted are shown in bold strike through and words to be inserted are shown in Red.

**SCHEDULE 2
Terms of Consent**

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS and Response to Submissions; **generally in accordance with the Section 4.55(1A) Modification Report and appendices, prepared by GeoLINK environmental management and design, dated 5 November 2019 and Modification Report dated 25 June 2020** and
- (d) in accordance with the approved plans in the table below:

Solar Panel by by Solgen Energy Group.			
Dwg No.	Rev	Name of Plan	Date
HS 17893P11 10101 A PV SYSTEM LAYOUT	A	58.080 KWP PV System Layout	28/05/2020

Background

Approval was granted for the Coffs Harbour Hospital Expansion (CHHE) project on 28 February 2019 by NSW Department of Planning, Industry and Environment. The approved development for the CHHE permits construction and operation of a;

“new five storey CSB (including a new rooftop helipad) and associated landscaping and internal roadworks. Refurbishment of the existing hospital MBA to realign services, including relocation of the emergency department, associated landscaping, infrastructure and service works”.

The approval included condition B23, as follows;

“B23. Within 6 months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating system to the satisfaction of the Planning Secretary.

Approval from the Planning Secretary for the Health Infrastructure Ecological Sustainable Development (ESD) framework was granted 22 October 2019.

The subject solar panels are to assist the project in meeting the ESD requirements. The Projects Certifier has requested that the above plans be included in the approved documentation.

Proposed 4.55(1a) Modification Application

As part of the ESD framework compliance for CHHE it is proposed to erect a carport type structure for a solar panel system over existing parking spaces in the western carpark (see attached plan and specification).

There will be no loss of parking as a result of the modification. The carport system will have a minimal visual impact on the subject site as viewed from the adjacent Pacific Highway and can utilise existing stormwater management systems created for the car park.

The proposed solar panel system will be installed where the yellow is highlighted below, at approximately the height of the safety fence. As the carpark level is below that of the Pacific Hwy level, the visual amenity impact is minimal.

The solar panels system specifications are designed to ensure no detrimental speculative reflectivity.



Minimal Environmental Impact

The proposal forms part of the project's commitments under the HI ESD framework and will reduce the Hospital's grid energy consumption.

The proposed modifications do not alter the land use of the SSDA approval and will not result in an intensification of use that would contribute significant environmental impacts beyond those originally assessed. Any additional impacts

to the site or surrounding land uses will be negligible. It is our opinion that the modifications to the approved development will be of minimal environmental impact.

Substantially the Same Development

The proposed modification will have a minimal environmental impact and the proposed development will remain “substantially the same” development for which SSD Consent No 8981 was granted for the following reasons:

- The built form, height, land use, and appearance of the main development will remain as approved; and
- The development retains the key elements of the original consent, with the description, use, nature, bulk and scale, and intensity of the development remaining unchanged.

The proposed modification is minor and will have minimal environmental impact on the receiving environment. There is no impact of this change on the outcomes of the consent.

On this basis, HI look forward to the Department’s consideration and determination of this application. If you have any questions or wish to discuss any element of the Application, please contact Claire Muir, 0403 754 736

Yours sincerely



Claire Muir
Senior Planning Advisor

Att.

- A:** Project Specifications from Solgen Energy Group
- B:** Drawing title 58.080 KWP PV System Layout dated 28 May 2020 (No. HS 17893P11 10101 A PV SYSTEM LAYOUT dated 28 May 2020, by Solgen Energy Group.