



Coffs Harbour Hospital Modification 3

Installation of solar panels within Western Carpark
State Significant Development Modification Assessment
(SSD 8981 MOD 3)

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Title: Coffs Harbour Hospital Modification 3

Subtitle: Installation of Solar Panels within Western Carpark

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Consent	Development Consent
Council	Coffs Harbour 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
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

Contents

1	Introduction	1
1.1	Background	1
1.2	Approval history.....	2
2	Proposed modification	4
3	Strategic context.....	Error! Bookmark not defined.
4	Statutory context	5
4.1	Scope of modifications	5
4.2	Consent authority	5
4.3	Mandatory matters for consideration.....	5
5	Engagement.....	6
6	Assessment	7
6.1	Built form and visual amenity	7
6.2	Ecological Sustainable Development.....	7
7	Evaluation.....	8
8	Recommendation.....	9
9	Determination.....	10
	Appendices	11
	Appendix A – Modification report.....	11
	Appendix B – Notice of modification	11

1 Introduction

This report provides the NSW Department of Planning, Industry and Environment's (the Department's) assessment of an application to modify the State significant development (SSD) consent for the redevelopment of Coffs Harbour Hospital (SSD 8981).

The modification application seeks approval for the installation of a carport structure to accommodate a solar panel system within the Western Carpark of the hospital campus.

The application has been lodged on 25 June 2020 by Health Infrastructure (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

The Coffs Harbour Hospital Campus is located at 345 Pacific Highway in the Coffs Harbour Local Government Area (LGA). The expansion approval SSD 8981 included construction of a new Clinical Services Building, construction of relocated car parking spaces, associated roadworks, infrastructure and service work and refurbishment of the various existing buildings located on the site. The site is situated 3km southwest of Coffs Harbour, 2km west of Coffs Harbour Airport (see **Figure 1**).

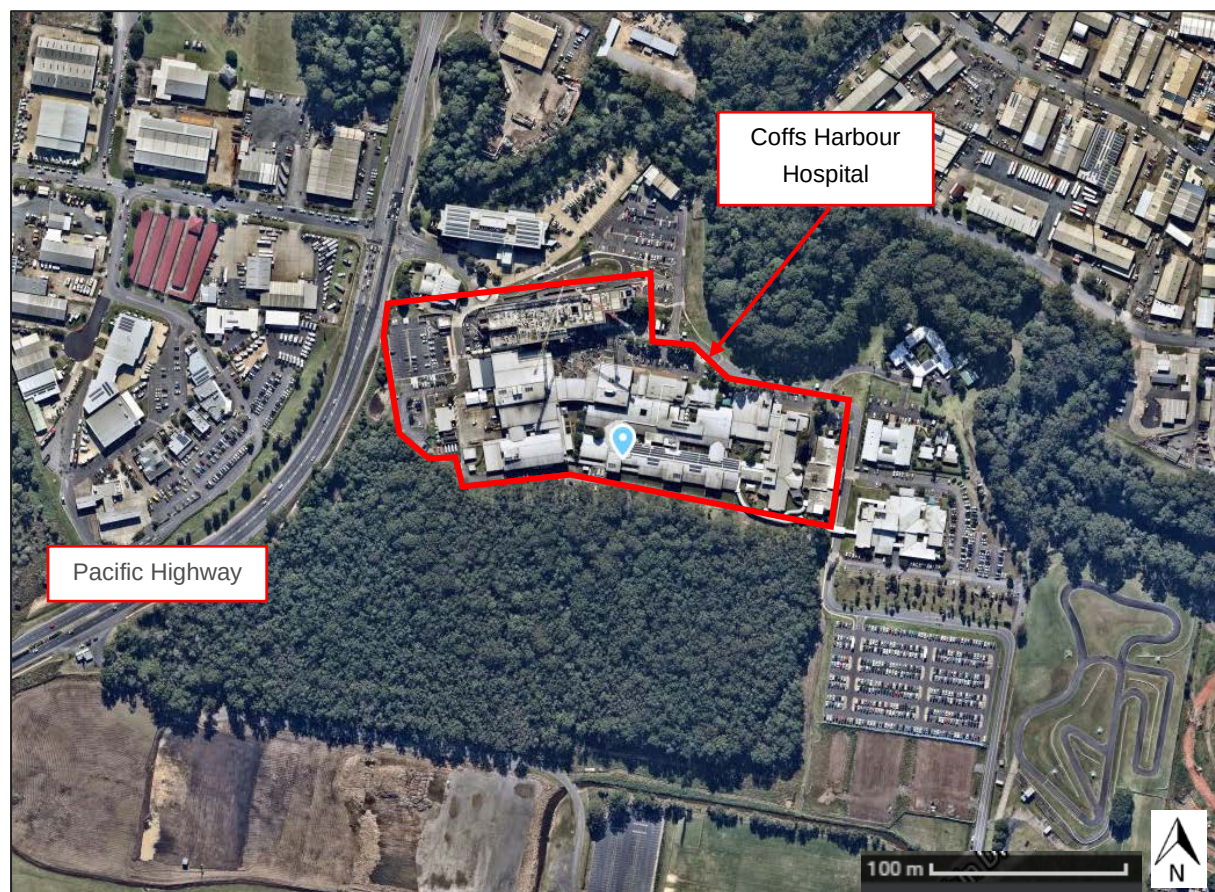


Figure 1 | Regional context map (Source: Nearmaps)

The development site is located within the Western Carpark of the Coffs Harbour Hospital campus, adjacent to Pacific Highway (see **Figure 2**).

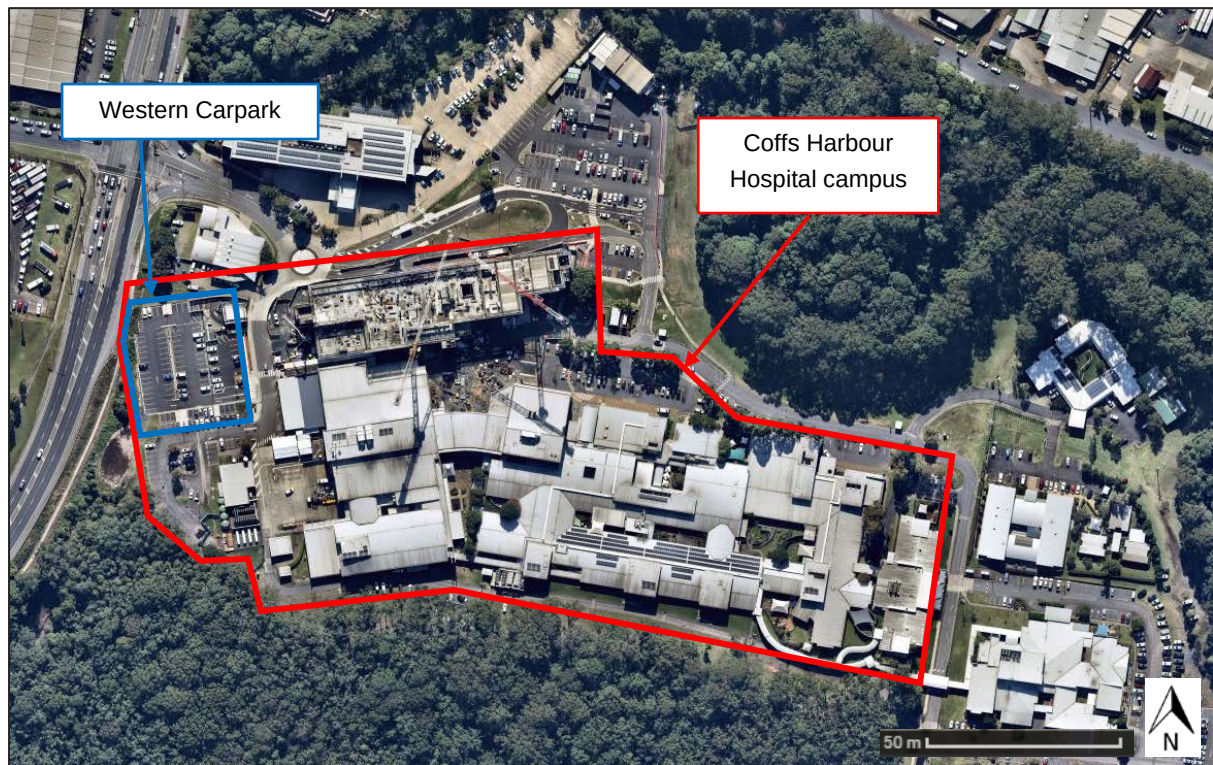


Figure 2 | The site (Source: Nearmaps)

The proposed solar panels are required to assist the project in meeting Ecological Sustainable Development (ESD) targets committed to in the original SSD application.

1.2 Approval history

On 28 February 2019, development consent was granted by Executive Director, Key Sites and Industry Assessments for the development of the Expansion of Coffs Harbour Hospital (SSD 8981). The development consent permits the following works:

- construction of a new five storey Clinical Services Building with a total gross floor area of 15,238 square metres and refurbishment works to the existing Coffs Harbour Hospital Main Building A.
- construction of a new ambulance bay.
- landscaping and public domain works.
- installation of business identification and wayfinding signage.
- construction of a new bus stop.
- ancillary infrastructure and services works.

The approval included condition B23, which is relevant to the proposed modification:

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 proposal will assist the project in meeting the requirements of the framework.

The development consent has been modified on two occasions (see **Table 1**).

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Modification of condition D12 – car parking, to delete the requirement for the Stage 2 car park to be completed prior to commencement of operation of the new Clinical Services Building.	Minister	4.55(1A)	25 August 2019
MOD 2	Facade design amendments, rewording of conditions relating to flood protection, introduction of staging conditions, extension of Saturday construction hours and modification of condition C26.	Director	4.55(1A)	1 December 2019

2 Proposed modification

The modification, as proposed, seeks to erect a carport structure across part of the Western Carpark (see **Figure 3**). The proposed will not result in the loss of any parking spaces and will continue to utilise the existing stormwater management systems created for the carpark.

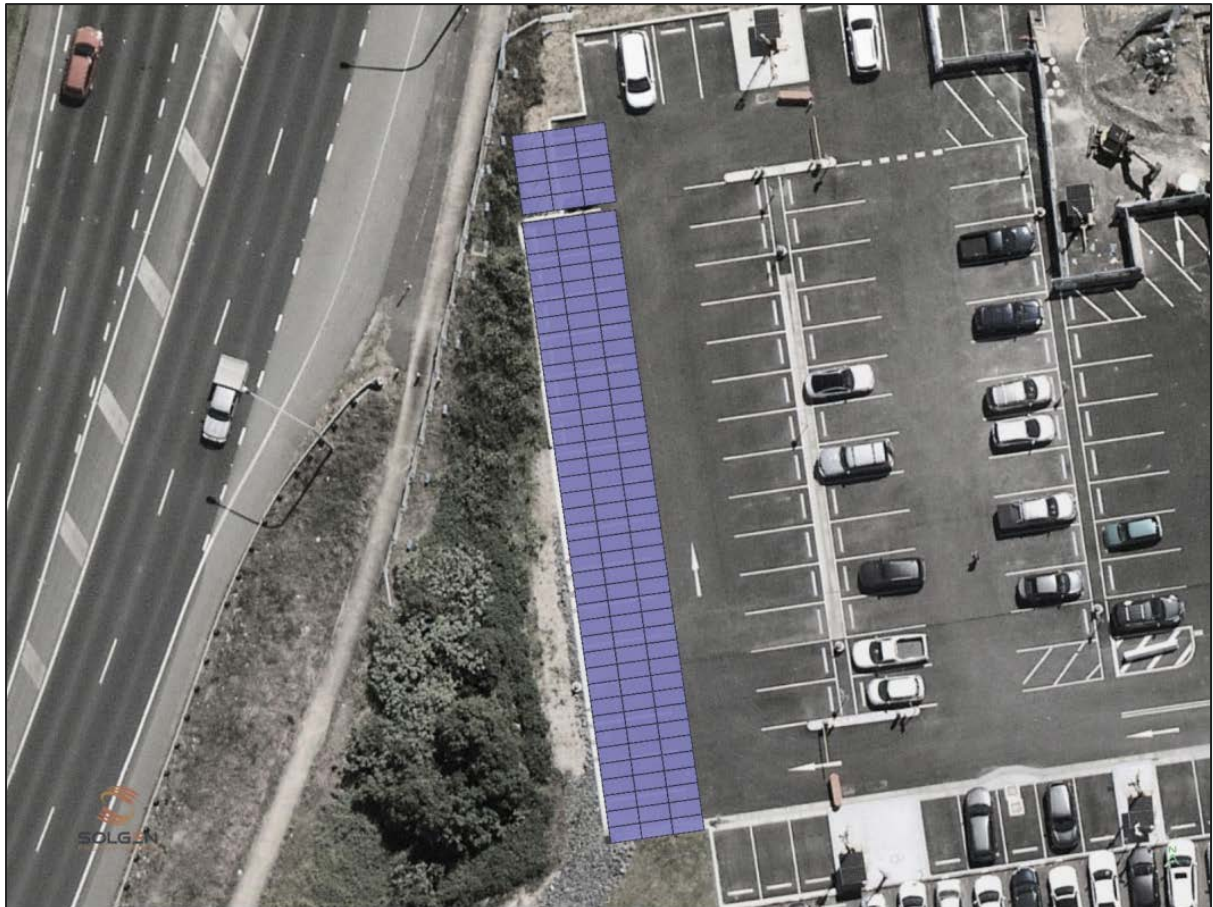


Figure 3 | Proposed location of solar panels

The solar panels will be mounted on a steel structure, with a minimum 2.6m ground clearance at the shortest point (see **Figure 4**).

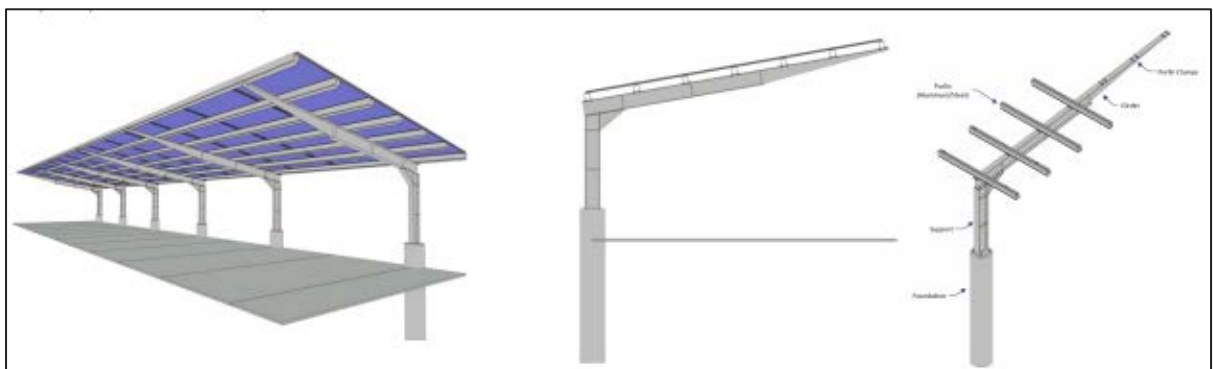


Figure 4 | Proposed mounting structure

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

Minister's delegate as consent authority

The Minister for Planning and Public Spaces 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 2020, the Director, Social and Infrastructure Assessments, may determine the application.

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 8981. 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.

4 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, due to the minor nature of the proposed amendments, the application was not notified or advertised. However, it was made publicly available on the Department's website and referred to Council for comment. No submissions were received.

5 Assessment

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents;
- the environmental assessment and conditions of approval for the original project and subsequent modifications;
- relevant environmental planning instruments, policies and guidelines; and
- the requirements of the EP&A Act.

The Department considers the key issues associated with the proposal to be built form and visual amenity and ESD.

5.1 Built form and visual amenity

A new steel carport structure will be required to support the proposed solar panels. The location, as proposed, is setback from Pacific Highway, with the site sloping away from the roadway. Whilst the supporting structure requires a minimum clearance of 2.6m, the falling site reduces the structure's visibility from Pacific Highway. Further, the solar panels system specifications are designed to ensure no detrimental speculative reflectivity and therefore will not distract passing drivers. The Department also notes the supporting structure is not enclosed, maintaining sightlines through the area.

The Department is satisfied that the visual impact of the proposed structure will be minimal and since it is located in an existing at-grade carpark, will not detract from the design of the redeveloped hospital. Weather protection will also be provided to a number of spaces as a consequence of the proposed structure.

5.2 Ecological Sustainable Development

The solar panel system is required to ensure Coffs Harbour Hospital's compliance with Health Infrastructure's ESD framework. The Department understands the modification as proposed will reduce the hospital's grid consumption and will assist in meeting the project's ESD commitments.

Given the positive sustainable outcome of the modification, the Department is supportive of the structure.

6 Evaluation

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

The proposed modification will assist the project to meet Health Infrastructure's ESD framework, providing a more sustainable outcome, whilst maintaining the approved built form, scale and associated with the hospital redevelopment. The amenity impacts on the immediate locality will be negligible. Overall, the proposal will result in a positive outcome for the Coffs Harbour Hospital campus.

The development as modified would be substantially same as that originally approved and would deliver a significant public benefit through the continued provision of improved health care in the area in a more sustainable way.

The Department considers the development is in the public interest and the modification application 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 application SSD 8981 MOD 3 falls 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 this application as the modification 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 modification.
- **agrees** with the key reasons for approval listed in the draft notice of decision.
- **modify** the consent SSD 8981.
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:



Kathryne Glover
Assessment Planner
Social and Infrastructure Assessments

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 long horizontal flourish extending to the right.

28 July 2020

Karen Harragon

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – Modification report

<https://www.planningportal.nsw.gov.au/major-projects/project/35041>

Appendix B – Notice of modification

<https://www.planningportal.nsw.gov.au/major-projects/project/35041>