



Concord Repatriation General Hospital Redevelopment (Stage 1) - Modification 4

Cooling tower relocation and minor design changes
State Significant Development Modification Assessment
(SSD 9036 MOD 4)

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Council	City of Canada Bay Council
CSB	Clinical Services Building
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
Heritage	Heritage NSW, Department of Premier and Cabinet
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

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1 Introduction

The report provides an assessment of an application to modify the State Significant Development consent (SSD) for the Concord Repatriation General Hospital Redevelopment (SSD 9036).

The proposed modification seeks to alter the location of the cooling tower and other minor works in the Clinical Services Building (CSB), which was approved as part of the Stage 1 works. The modification also seeks to amend minor design changes including a reduction in the height of an airlock, covering of the walkway to the helipad and alterations to the coloured glazing and cladding to façades.

The application has been lodged by NSW Health Infrastructure on behalf of the Health Administration Corporation (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 on Rocky Point Peninsula, on the southern Bank of the Parramatta River and is bounded by Brays Bay to the north and Yaralla Bay to the South. The site is located 11 kilometres (km) west of the Sydney CBD, approximately 8kms south west of the Parramatta CBD and is known as 1H Hospital Road, Concord West. The site is irregular in shape and legally described as Lot 20 DP 1139098, Lot 1 PD 455866, Lot 2 DP 535257, Lot 117 DP 752023, Lot 1 DP 166721, Lot 7310 DP 1159928, Lot 2 231732 and includes an untitled lot at the southern end of the site adjacent to the Parramatta River. The site is elongated in an east to west manner and has an area of approximately 24ha (see **Figure 1**).



Figure 1 | Local Context Map (Source: Nearmap)

The site is dissected by Hospital Road, with the main hospital building (the Multiblock) located on the southern side and a large at grade car park located to the north. The carpark is generally devoid of any buildings except for a small, single storey weatherboard building occupied by the NSW Institute of Sports Medicine. The main hospital grounds are occupied by many buildings of various size and form. These buildings date back to the early 1940s, with many having been constructed, extended and/or refurbished at various times throughout the history of the site.

1.2 Approval history

In May 2018, the Applicant undertook a Review of Environmental Factors (REF) pursuant to State Environmental Planning Policy (Infrastructure SEPP) for works to be undertaken as 'development without consent' in accordance with Part 5 of the EP&A Act. The works approved under the REF include the demolition of buildings 1A, 60 through to 65 inclusive and 70 through to 73 inclusive. The refurbishment of building 69 was also approved. These buildings are all located within the footprint of the proposed CSB forming part of Stage 1 and demolition works commenced in June 2018/ the removal of 18 trees and construction of a temporary loading dock to the rear of the existing multiblock catering for deliveries and services during the construction phase was also approved under the REF.

On 28 February 2019, the Executive Director, Key Sites and Industry Assessments granted consent to SSD 9036 for the Concord Repatriation General Hospital Redevelopment (Concept and Stage 1), with Stage 1 involving: demolition works; construction of a new six storey Clinical Service Building

(CSB) located towards the centre of the development site; a new five storey carpark accommodating 590 vehicles; and tree removal and landscaping.

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

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Amendments to correct minor administrative errors in Schedule 3 – Conditions of Approval	Department	4.55(1A)	16 April 2019
MOD 2	Amendments to Unexpected Contamination Procedure, to allow for on-site remediation, in accordance with the approved Remedial Action Plan	Department	4.55(1A)	Withdrawn on 7 June 2019
MOD 3	Amendments to permit staging of construction across the site for Stage 1	Department	4.55(1A)	19 December 2019

2 Proposed modification

On 4 March 2020, the Applicant lodged a fourth modification application to amend the approved project under section 4.55(1A) of the EP&A Act. The proposed modification seeks to alter the location of the cooling tower and other minor works in the Clinical Services Building (CSB), which was approved as part of the Stage 1 works. The modification also seeks to amend minor design changes including a reduction in the height of an airlock, covering of the walkway to the helipad and alterations to the coloured glazing and cladding to façades.

The desire to move the cooling tower away from the isolation room exhaust is required to reduce the risk of adverse microbial growth such as *Legionella*. The covered walkway to the helipad will provide protection from weather for incoming and outgoing patients. Other design changes either improve the external appearance of the CSB or are a direct result of moving the cooling tower and floor plate on Level 6 of the CSB.

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

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 as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- public exhibition of the application was not required and therefore no public submissions objecting to the proposal were received.

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 State significant development. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website.

5 Assessment

Relocation of Cooling Towers

The modification application proposes to move the cooling towers and plant in the CSB to the western side of the building as shown in **Figure 2**. The current location of the cooling towers on the CSB is adjacent to the isolation room exhaust. The close proximity increases the risk of adverse microbial growth such as *Legionella*. The Applicant has requested the relocation in order to comply with Division 6 'Cooling water system' of the *NSW Public Health Regulation 2012*.

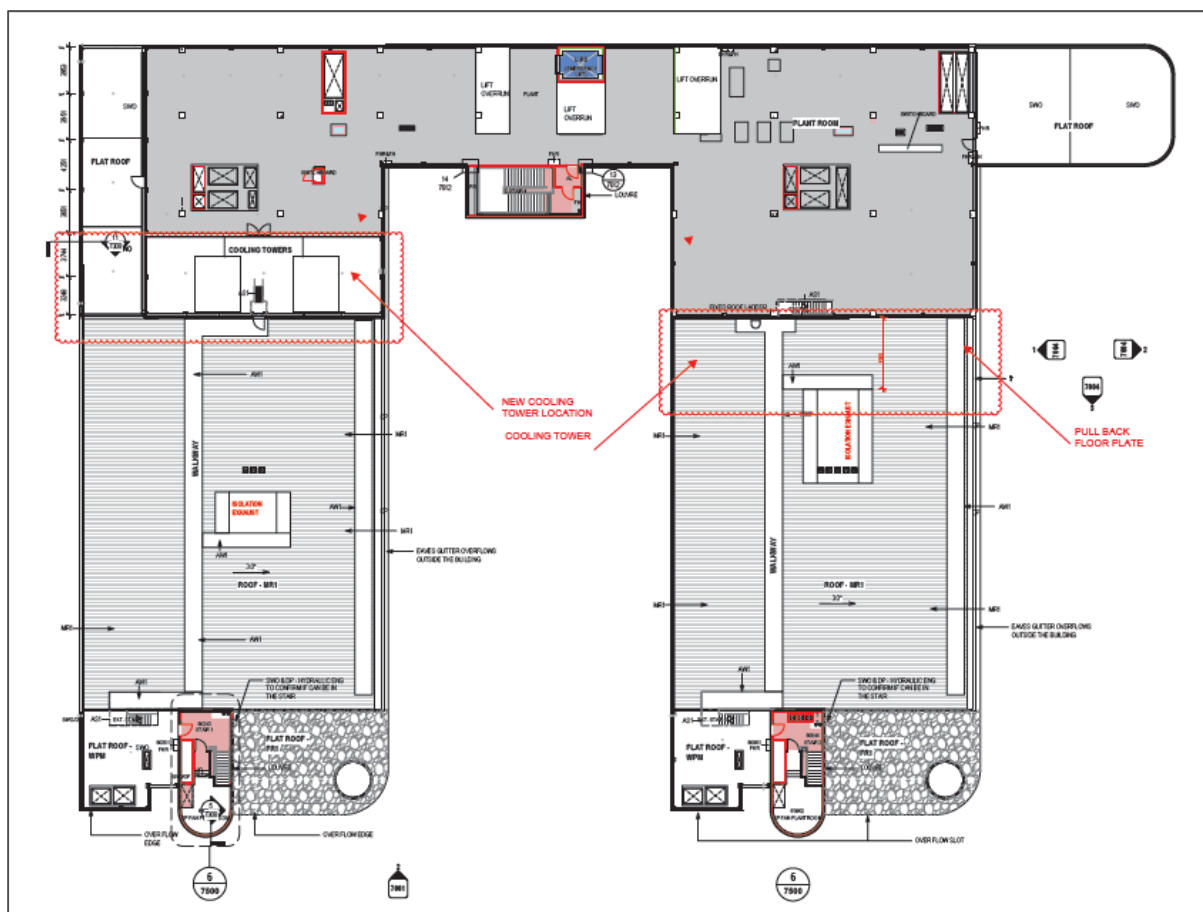


Figure 2: Relocated Cooling Towers (Source: Modification Report)

The design changes also include an extension of horizontal louvres around all facades of the CSB building, which increases the ventilation of the cooling tower plant located on Level 6.

The modification request includes an Architectural Design Statement that concludes that the relocation of the cooling towers does not detrimentally affect the architectural design intent or design quality of the development. There is no net increase on building height or scale and the overshadowing impacts of the changes do not impact on areas that provide amenity to hospital patients.

The Department has reviewed the modification report and architectural plans detailing the justification for relocating the cooling towers and extending the louvres. The Department is satisfied that the

relocation is appropriate and provides a better outcome by lowering the risk of adverse microbial growth and improved ventilation to the cooling plant.

Helipad Walkway

The modification application also seeks to upgrade the helipad walkway to the south of the site (**Figure 3**) that connects to the CSB. The provision of a covering will provide protection against all weather conditions and its inclusion is therefore supported by the Department.

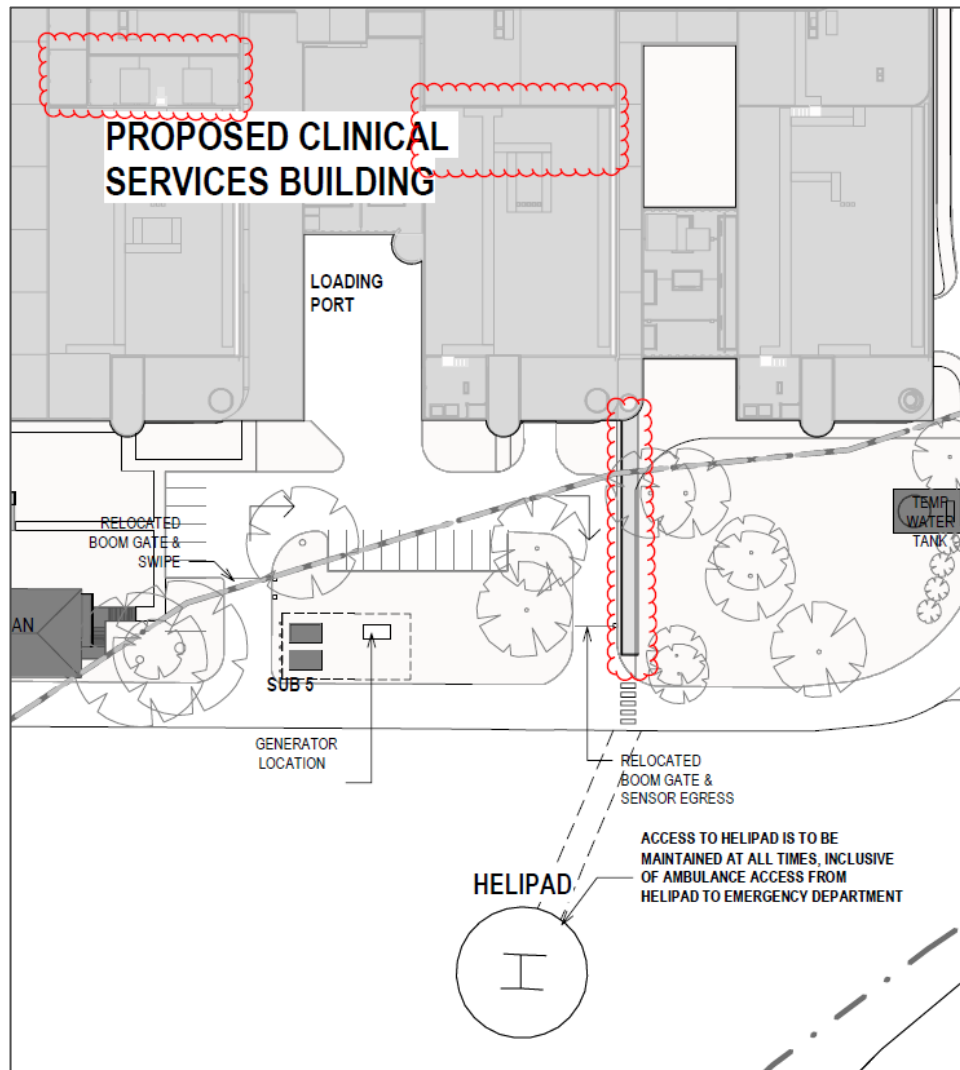


Figure 3: Helipad Covered Walkway (Source: Modification Report)

Other Design Changes

Further design refinements included in the modification application include:

- reduction in the height of the airlock from two storeys to a single storey (**Figure 4**).
- landscaping at the south of the building portion (**Figure 5**).

- replacement of the Acrylic Render Façade System used on the northern, southern, eastern and western façades of the CSB with Reinforced Concrete Cladding to achieve fire-testing standards and improve public safety.
- minor amendments to glazing on facades including addition of green opaque colour back single glazing to the northern and southern façades.
- extension of roof to reflect changes to cooling tower relocation (**Figure 4**).
- removal of doors on ground and lower ground floor and replacement with windows.

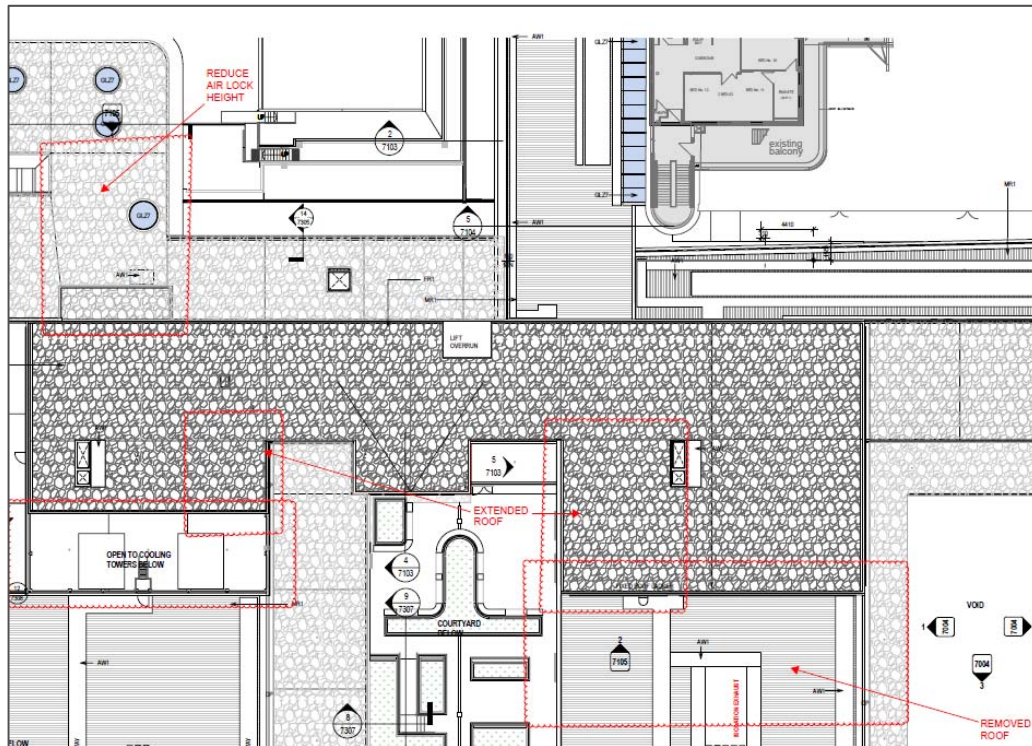


Figure 4: Air Lock and Roof changes (Source: Modification Report)

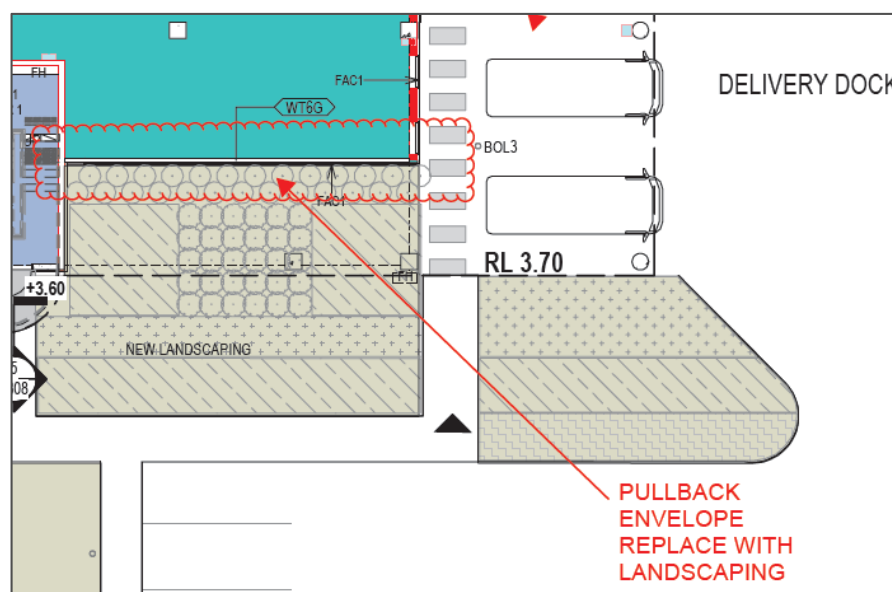


Figure 5: Revised Landscaping (Source: Modification Report)

The Department has reviewed the minor design changes in the modification application. The changes have been proposed to improve user amenity at the hospital and to improve safety. The cladding specifically has been updated to meet the relevant fire-testing standards and the Department is satisfied that there are no adverse visual impacts as a consequence of the proposed changes. The proposed amendments are therefore supported.

6 Evaluation

Department has reviewed the proposed modification, 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 proposed changes including the relocation of the cooling tower, providing a protected walkway to the helipad and other design changes are appropriate for the site and its locality and do not significantly alter the design or visually impact any receivers. The Department is satisfied that the proposal would improve safety and improve amenity upon the completion of construction.

The Department considers that the application is consistent with the objects of the EP&A Act, State Priorities and Eastern City District Plan. The development as modified would be substantially the same as that originally approved and would deliver a significant public benefit through the provision of improved health care in the area.

The Department concludes the impacts of the proposed modification are acceptable. Consequently, the Department considers the development is in the public interest 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 9036 MOD 4 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 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.
- **modify** the consent SSD 9036.
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:



Caleb Ball
Planning Officer
Social Infrastructure

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 beginning and a long horizontal stroke extending to the right.

27 April 2020

Karen Harragon

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – List of referenced documents

List of all the key documents relied on by the Department in its assessment

1. Modification Report and Appendices
<https://www.planningportal.nsw.gov.au/major-projects/project/27301>
2. Further Information
<https://www.planningportal.nsw.gov.au/major-projects/project/27301>

Appendix B – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/27301>

Appendix C – Consolidated Consent

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