



Concord Repatriation Hospital Redevelopment (Stage 1) Modification 6

Reconfiguration of radiation oncology use
State Significant Development Modification Assessment (SSD-9036-
Mod-6)

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Glossary

Abbreviation	Definition
Council	City of Canada Bay Council
Department	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Minister	Minister for Planning and Public Spaces
SEPP	State Environmental Planning Policy
SSD	State Significant Development

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1 Introduction

This report provides the NSW Department of Planning, Industry and Environment's (the Department's) assessment of an application (Mod-6) to modify the State Significant Development (SSD) consent for the Concord Repatriation Hospital Redevelopment (SSD-9036).

The proposed modification seeks to reconfigure and partition the radiation oncology basement shell space of the Clinical Services Building (CSB), which was approved as part of the Stage 1 redevelopment. The revised basement will accommodate the tenancies and operations of both the radiation oncology unit and a molecular imaging centre.

The application has been lodged by NSW Health Infrastructure (the Applicant) pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act). The site is located within the City of Canada Bay (Council) local government area (LGA).

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 Yarralla 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 orientation and has an area of approximately 24ha (see **Figure 1**).



Figure 1 | Regional Context Map (Source: Nearmaps)

The proposed modifications relate to the detailed internal layout of the approved CSB basement shell space, which is located centrally within the hospital campus (as shown in **Figure 2** below). The Stage 1 approval also included the construction of a new 5 storey car park facility to support the operation of the CSB.

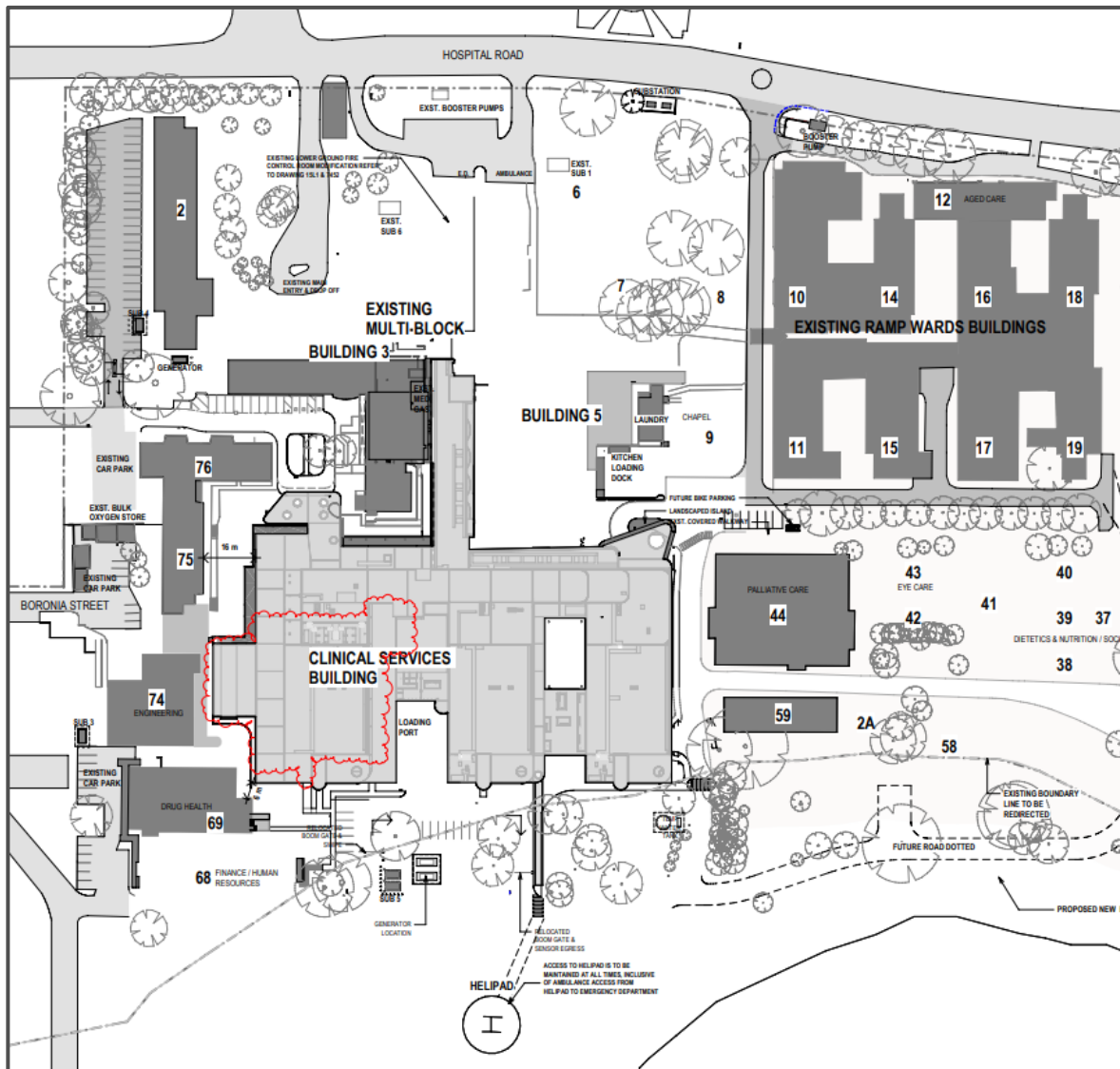


Figure 2 | Hospital campus layout and modification area shown in red cloud (Source: Applicant’s architectural plans)

The modification proposes to deliver the operational design of the radiation oncology and molecular imaging units. The works will facilitate improved health outcomes for cancer patients within the local health district and enhance the services offered by the CSB. The approved basement shell layout is illustrated in **Figure 3** below.

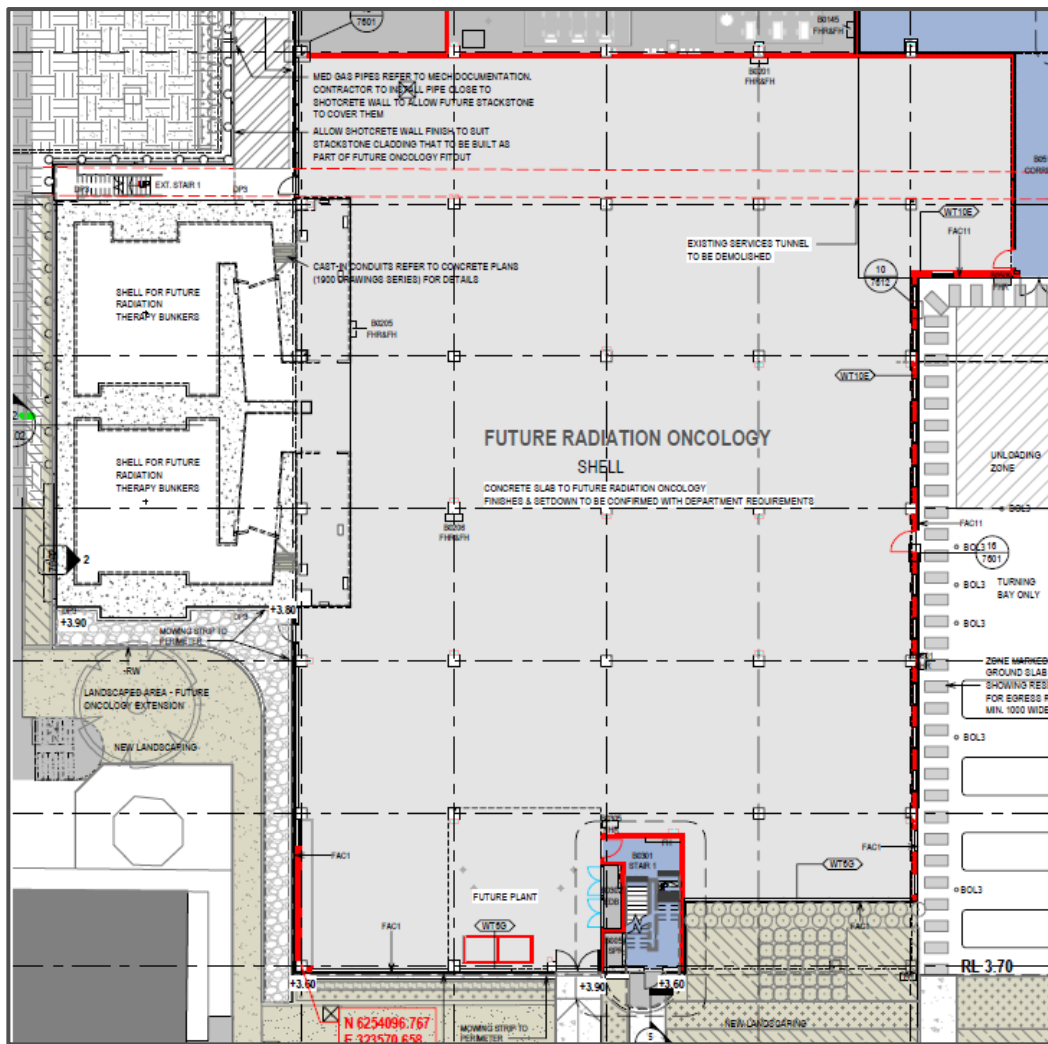


Figure 3 | Approved basement shell space (Source: Applicant's Modification Request)

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. These buildings, now demolished, were all located within the footprint of the proposed CSB forming part of Stage 1. 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 comprising of demolition works, the construction of a new six storey CSB located in the centre of the development site, a new five storey carpark accommodating 590 vehicles, tree removal and landscaping.

The development consent has been previously modified on five 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
Mod-4	Relocation of cooling tower and minor design amendments	Department	4.55(1A)	27 April 2020
Mod-5	Minor design changes	Department	4.55(1A)	21 September 2020

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, as the proposed works are contained internally within an approved building envelope.

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 26 April 2021, the Team Leader, Social Infrastructure, may determine the application as:

- City of Canada Bay Council (Council) has not made an objection.
- a political disclosure statement has not been made.
- public exhibition of the application was not required and therefore there are no public submissions objecting to the proposal.

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-9036. 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.

The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-9036, including the key reasons for granting consent outlined in the Notice of Decision. The Department is satisfied that the key reasons for the granting of consent continues to be applicable to the development, as modified.

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 section 4.55(1A) modifications with minimal environmental impact applications. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 17 June 2021, and no submissions were received over the course of assessment.

5 Assessment

5.1 Built form changes

The proposed partition walls, rooms and medical equipment required to facilitate the radiation oncology and molecular imaging units are all contained internally within the previously approved built form envelope of the basement shell area. The subject modification does not propose any external changes or additional gross floor area and as a result the Department is satisfied that there are no visual impacts associated with the proposed amendments.

The Department understands that the internal revisions will allow for improved cancer treatment and health services afforded by the CSB to the local health district. Accordingly, the Department considers that the Applicant has demonstrated that the internal reconfiguration will deliver an improved outcome and supports the proposed amendments.

5.2 Parking impacts

As noted above, the subject modification is limited to the reconfiguration and operations of the approved CSB basement floor area. This floor area was factored into the original parking demand assessment.

Furthermore, the application is also accompanied by an updated Traffic Impact Assessment that anticipates a minor increase to the operational parking demand of eight spaces generated by staff and visitors. The report concludes that these eight operational spaces can be accommodated within the additional capacity approved as a part of the Stage 1 five storey parking facility (520 spaces total). Based on the above, the Department considers the modification to be appropriate as it will continue to comply with the original parking demand assessment and is therefore supported.

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 Department's assessment concludes that the proposed internal 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 the operation and services of the health facility upon the completion of construction.

The Department considers that the application is consistent with the objects of the EP&A Act and continues to be consistent with strategic directions for the State. 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 facilities.

The Department concludes the impacts of the proposed modification are minor and acceptable, given that all amendments are contained within the approved building envelope. Consequently, the Department considers the development is in the public interest the modification application should be approved.

7 Recommendation

It is recommended that the Team Leader, Social and Infrastructure, 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-6 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.
- **modify** the consent SSD-9036.
- **signs** the attached approval of the modification (**Appendix C**).

Recommended by:



Ferdinando Macri
Assessment Planner
Social and Infrastructure Assessments

Recommended by:



Nathan Stringer
Senior Environmental Assessment Officer
Social and Infrastructure Assessments

8 Determination

The recommendation is **adopted** by:



30 June 2021

David Gibson

Team Leader

Social Infrastructure

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/42121>

Appendix B – Modification report

<https://www.planningportal.nsw.gov.au/major-projects/project/42121>

Appendix C – Notice of modification

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