

25 June 2021

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
GPO Box 39,
Sydney NSW 2001

Section 4.55(1A) Modification to SSD-9536 – Wyong Hospital Expansion – MOD-2

Architecture
Urban Design
Planning
Interior Architecture

Dear Mr Betts,

This letter provides an addendum to planning assessment for proposed modifications at Wyong Public Hospital on behalf of Health Infrastructure NSW (the Principal). Specifically, a Section 4.55(1A) Modification is sought to the approved State Significant Development Application (SSD-9536) for Wyong Hospital Expansion.

1.0 Proposed Modification

A Modification application (MOD-2) is sought under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to amend SSD-9536 for various minor design changes to the Clinical Services Building (CSB) and external arrangements at Wyong Public Hospital. Construction works for the CSB started on site in November 2019 by Richard Crookes Constructions, and is due for completion in June 2021.

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2.0 Background

2.1 Approved development

SSD-9536 was approved by the Minister for Planning on 29/08/2019 for the following development:

Wyong Hospital Expansion, comprising:

- *A 6 storey Clinical Services building (1 storey undercroft parking, 1 storey podium, 4 storey building), including:*
 - *Undercroft parking for 114 cars and plant (Level 1)*
 - *Podium level;*
 - *Level 2 comprising Emergency Department (ED), ED drop off, ambulance parking, medical imaging, Psychiatric Emergency Centre (PECC), and a public link to existing building (Block A);*
 - *Building upper levels;*
 - *Level 3 comprising Intensive Care Unit (ICU), Paediatrics, and a clinical link to existing building (Block A);*
 - *Level 4 comprising of In Patient Units (IPU);*
 - *Level 5 comprising of shell Inpatient Unit and Acute Medical Unit;*
 - *Level 6 comprising plant;*
 - *Minor alterations and additions to existing Block A (to facilitate the proposed bridge link);*
 - *Formalisation of the existing east-west road connection to Louisiana Road; and*
 - *Associated works including landscaping, earthworks, and servicing upgrades.*

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Nominated Architect
CEO
Ray Brown
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Subsequent modifications were approved as follows:

Modification	Description	Date approved
Modification 1	Minor administrative errors and misdescription	17/10/2019

3.0. Proposed Modifications & Justification

3.1 Overall summary

Proposed modifications are to accommodate minor design changes to the Wyong Hospital Expansion project during design development. These include internal and external building design refinements and minor changes to the CSB, raising the Asset Protection Zone, modifications to the parking layout at the Level 1 undercroft parking, a revision of landscaping, and minor modification to building heights.

Changes are proposed to architectural and landscape plans for the Modification. The proposed changes to architectural plans are shown within red 'clouds' (refer to **Attachment A** for proposed architectural plans and Architectural Design Statement at **Attachment B**). The proposed changes to the landscape plans are at **Attachment D**, and the Landscape Design Statement is at **Attachment E**.

3.2 Detailed changes by building level / plan – architectural plans

Architectural drawing	Changes to approved plan
Site Plan – Proposed (55372-HDR-AR-DWG-SSD1003)	<ul style="list-style-type: none"> – Extension of the ambulance bay awnings by 2m – Extension of the gas enclosure by 2m – Movement of Diesel Fill Point and Electrical Generator panel from Plant area to island in front of ambulance parking bay – Alteration to the angle of the link bridge – Removal of the Level 3 roof ballast – Modifications to the shape of the Level 3 plant – Roof pathways – Addition of stub columns to Level 6 and the Level 7 roof – Reorientation of the kiosks from horizontally stacked to vertically stacked
General Arrangement – Level 1 (55372-HDR-AR-DWG-SSD1201)	<ul style="list-style-type: none"> – Additional egress path to edge of car park – Addition of two (2) x accessible car parking spaces in the Level 1 undercroft car park, necessitating the removal of two (2) standard car parking at the Level 1 undercroft car park. Note that there is no loss of standard parking spaces provided across Wyong Public Hospital. – Relocation of bicycle parking at Level 1 to the eastern boundary of the undercroft carpark – Change in shape to goods lift (designated emergency lift) – Door added for Stair 1 pressurization fan room – Gate added to base of external egress stair for security
General Arrangement – Level 2 (55372-HDR-AR-DWG-SSD1202)	<ul style="list-style-type: none"> – Movement of Diesel Fill Point and Electrical Generator panel from Plant area to island in front of ambulance parking bay – Relocation of bicycle parking at Level 2 to the north eastern boundary of the undercroft carpark – Re-planning public toilets around entry – Re-planning public toilets around lift lobby – Alteration to the angle of the link bridge – Storage under fire stair removed – Kerb alignment change

General Arrangement – Level 3 (55372-HDR-AR-DWG-SSD1203)	<ul style="list-style-type: none"> – Extension of the ambulance bay awnings by 2m – Modifications to the shape of the Level 3 plant – Modifications to the Level 3 roof pathways – Level 3 landscape revision – Alteration to the angle of the link bridge
General Arrangement – Level 4 (55372-HDR-AR-DWG-SSD1204)	<ul style="list-style-type: none"> – Removal of the roof ballast – Re-planning of services around lift core
General Arrangement – Level 5 (55372-HDR-AR-DWG-SSD1205)	<ul style="list-style-type: none"> – Re-planning of services and addition of staff parent room
General Arrangement – Level 6 (55372-HDR-AR-DWG-SSD1206)	<ul style="list-style-type: none"> – Modifications to the Level 6 roof pathways – More detailed Plant Room layout showing rooms within plant room
General Arrangement – Level 7 (55372-HDR-AR-DWG-SSD1207)	<ul style="list-style-type: none"> – Addition of stub columns to the Level 7 roof – Change in material for the roof to fire stair to concrete – Metal roof added to portion of plant room previously exposed – Change in material for the Level 6 roof of the generator room to concrete – Modifications to the Level 6 roof shape above plant at eastern boundary of the new Hospital
Building Elevations – Sheet 1 (55372-HDR-AR-DWG-SSD1501)	<ul style="list-style-type: none"> – Modification to Level 7 building heights: <ul style="list-style-type: none"> ○ RL 43.077 to RL 43.000 (-77mm) to the northern elevation ○ RL 41.400 to RL 41.470 (+70mm) to the northern elevation ○ RL 44.650 to RL 44.600 (-50mm) to the northern elevation – Relocation of the windows at the northern façade of the hospital – Relocation of bicycle parking at Level 2 to the north eastern boundary of the undercroft carpark – Modifications to the shape of the Level 3 plant – Addition of stub columns to the Level 7 roof. Note this does not result in any increase to the maximum building height. – Additional egress path to edge of car park – Addition of Aluminium Panel Colour Dark Grey at the northern façade of the hospital – Replacement of Aluminium Sheet Colour Grey (3mm) to Aluminium Panel Colour Grey at the northern façade of the hospital – Replacement of Aluminium Sheet Colour Dark Grey (3mm) to Standing Seam Façade Colour Charcoal at the northern façade of the hospital
Building Elevations – Sheet 2 (55372-HDR-AR-DWG-SSD1502)	<ul style="list-style-type: none"> – Modification to Level 7 building heights: <ul style="list-style-type: none"> ○ RL 43.077 to RL 43.000 (-77mm) to the southern elevation ○ RL 44.650 to RL 44.600 (-50mm) to the southern elevation – Relocation of the windows at the southern façade of the hospital – Door added for Stair 1 pressurization fan room

	<ul style="list-style-type: none"> – Gate added to base of external egress stair for security – Modifications to the shape of the Level 3 plant – Reorientation of the emergency access to/from the generator room – Modifications to the Level 6 roof pathways – Addition of stub columns to the Level 7 roof. Note this does not result in any increase to the maximum building height. – Addition of Aluminium Panel Colour Dark Grey to the western façade – Addition of Aluminium Panel Colour Grey and Aluminium Panel Colour Dark Grey at the southern façade – Addition of Aluminium Louvre at the western façade – Addition of Aluminium Louvre to the southern façade of Level 6 – Replacement of Aluminium Sheet Colour Grey (3mm) to Aluminium Panel Colour Grey at the western façade of the hospital – Replacement of Glazing to Aluminium Panel Colour Dark Grey at the southern façade
Building Elevations – Sheet 3 (55372-HDR-AR-DWG-SSD1503)	<ul style="list-style-type: none"> – Relocation of the windows at the northern façade of the bridge link – Minor alterations to the headstand pylons to link bridge – Addition of Aluminium Panel Colour off-white to the bridge link
Internal Elevations – Sheet 4 (55372HDR-AR-DWG-SSD1504)	<ul style="list-style-type: none"> – Modification to Level 7 building heights: <ul style="list-style-type: none"> ○ RL 43.077 to RL 43.000 (-77mm) to the internal elevation south ○ RL 44.650 to RL 44.600 (-50mm) to the internal elevation south ○ RL 44.650 to RL 44.600 (-50mm) to the internal elevation north – Relocation of the windows to the internal elevation south and north – Modifications to the Level 6 roof pathways – Addition of stub columns to the Level 7 roof. Note this does not result in any increase to the maximum building height. – Addition of Aluminium Panel Colour Dark Grey at the northern façade of the hospital – Addition of Aluminium Panel Colour Grey at the northern façade of the hospital – Replacement of Aluminium Sheet Colour Grey (3mm) to Aluminium Panel Colour Grey and Aluminium Panel Colour Dark Grey at the southern facade
Building Sections – Contextual Height Diagrams Sheet 1 (55372-HDR-AR-DWG-SSD1601)	<ul style="list-style-type: none"> – Addition of stub columns to Level 6 and the Level 7 roof. Note this does not result in any increase to the maximum building height.
Building Sections – Section Sheet 1 (55372-HDR-AR-DWG-SSD1602)	<ul style="list-style-type: none"> – Door added for Stair 1 pressurization fan room – Gate added to base of external egress stair for security – Change in material for the Level 6 roof of the generator room to concrete – Relocation of bicycle parking at Level 1 to the eastern boundary of the undercroft carpark – Modifications to the shape of the Level 3 plant

	<ul style="list-style-type: none"> – Alteration to the angle of the link bridge – Minor alterations to the headstand pylons to link bridge
Building Sections – Section Sheet 2 (55372-HDR-AR-DWG-SSD1603)	<ul style="list-style-type: none"> – Addition of stub columns to Level 6 and the Level 7 roof. Note this does not result in any increase to the maximum building height. – Modifications to the shape of the Level 3 plant – Removal of the Level 3 roof ballast – Gate added to base of external egress stair for security – Additional egress path to edge of car park
Building Sections – Contextual Height Diagrams Sheet 2 (55372-HDR-AR-DWG-SSD1604)	<ul style="list-style-type: none"> – Minor alterations to the headstand pylons to link bridge – Alteration to the angle of the link bridge – Gate added to base of external egress stair for security – Additional egress path to edge of car park – Addition of stub columns to Level 6 and the Level 7 roof. Note this does not result in any increase to the maximum building height. – Modifications to the Level 6 roof pathways
External Materials Board (55372-HDR-AR-DWG-SSD1909)	<ul style="list-style-type: none"> – Addition of Aluminium Panel Colour Grey (CLD01) – Addition of Aluminium Panel Colour Dark Dey (CLD08) – Addition of Standing Seam Façade, Colour Charcoal (CLD05) – Addition of Aluminium Panel Colour off-white (CLD03) – Addition of Aluminium Battens, Colour Charcoal (CLD06) – Removal of Perforated Aluminium Sheet (AL04) – Removal of Through Colour CFC Sheet (CFC01) – Removal of Colour Back Glass Colour Dark Grey (GLZ02)
Landscape drawing	Changes to approved plan
Setout + Grading Plan Level 3 (L_211)	<ul style="list-style-type: none"> – Level 3 landscape revision – Removal of the Level 3 roof ballast – Modifications to the shape of the Level 3 plant
Setout + Grading Plan Level 3 (L_212)	<ul style="list-style-type: none"> – Level 3 landscape revision – Modifications to roof pathways at Level 3 – Modifications to the shape of the Level 3 plant – Removal of the Level 3 roof ballast
Hardworks Plan Level 3 (L_311)	<ul style="list-style-type: none"> – Level 3 landscape revision – Removal of the Level 3 roof ballast – Modifications to the shape of the Level 3 plant
Hardworks Plan Level 3 (L_312)	<ul style="list-style-type: none"> – Level 3 landscape revision – Modifications to roof pathways at Level 3 – Modifications to the shape of the Level 3 plant – Removal of the Level 3 roof ballast
Planting Schedule (L_400)	<ul style="list-style-type: none"> – Updated planting schedule – Addition of 4 <i>Eucalyptus aniculata</i> Grey Ironbark trees along Louisiana Drive
Softworks Plan Level 2 (L_408)	<ul style="list-style-type: none"> – Addition of two trees along Louisiana Drive – Addition of planting boxes on Level 2
Softworks Plan Level 2 (L_409)	<ul style="list-style-type: none"> – Addition of two trees along Louisiana Drive
Softworks Plan Level 3 (L_411)	<ul style="list-style-type: none"> – Level 3 landscape revision – Removal of the Level 3 roof ballast – Modifications to the shape of the Level 3 plant – Replacement of tree species. See Section 3.18 below.
Softworks Plan Level 3 (L_412)	<ul style="list-style-type: none"> – Level 3 landscape revision – Modifications to roof pathways at Level 3 – Modifications to the shape of the Level 3 plant – Removal of the Level 3 roof ballast

	– Replacement of tree species. See Section 3.18 below.
Softworks Plan Louisiana Road (L_413)	– Extension of Hydroseed Matrix 1 Planting bed from Louisiana Drive
Softworks Plan Louisiana Road (L_414)	-
Softworks Plan Louisiana Road (L_415)	-
Softworks Plan Louisiana Road (L_416)	-
Landscape Sections (502)	– Level 3 landscape revision – Modifications to roof pathways at Level 3 – Modifications to the shape of the Level 3 plant – Removal of the Level 3 roof ballast
Details (601)	– Level 3 landscape revision – Modifications to roof pathways at Level 3 – Removal of the Level 3 roof ballast – Changes to proposed planting
Details (602)	– Level 3 landscape revision
Details (603)	– Level 3 landscape revision

The rationale for the proposed modifications and outcomes and benefits, are set out below:

3.3 Extension of the ambulance bay awnings by 2m

The extension of the ambulance bay awnings will provide additional weather protection to emergency vehicles parked underneath.

3.4 Diesel Fill Point and Electrical Generator panel moved from Plant area to island in front of ambulance parking bay

This change is proposed so that the Diesel Fill Point and Electrical Generator panel is in an open-air location.

3.5 Material façade and window location changes across all elevations

There are proposed changes to the materials being used at each façade, which have come about due to cost evaluation and decision. There will be no notable changes to the colour palette of the materials, therefore the overall visual amenity and aesthetic of the CSB is considered to be maintained.

There are proposed changes to the location of windows to better suit the internal layout and allow sunlight to penetrate into the hospital. Improving solar access into the building will greatly benefit patients at the hospital, as daylight plays an important factor when convalescing in a hospital.

3.6 Minor alterations to the headstand pylons to link bridge

The changes to the headstand pylons to the link bridge are proposed to assist with truck movements in the loading dock.

3.7 Alteration to the angle of the link bridge

The slight angle change to the link bridge has come about as a result of design development and is proposed to suit the survey location of existing door connection.

3.8 Changes to car parking – Undercroft Level 1 Carpark and Eastern Zone F Carpark

The total capacity of 1,220 parking spaces is to be retained across Wyong Public Hospital in the proposed Modification 2 design. The included provision of 46 accessible spaces (as per the approved SSDA No. 9536 architectural drawings; incorrectly identified as 44 spaces in the original Transport and Accessibility Impact Assessment) would be retained in the Modification 2 design.

The distribution of proposed accessible parking spaces has been changed from two in the undercroft Level 1 car park and seven (including one existing) in the eastern Zone F car park (plus 37 in other zones), to four in the undercroft and five (including one existing) in the eastern car park. The accessible spaces are now proposed to be more evenly spread for patient, visitor, and staff convenience.

Refer to **Table 1** below for the car parking capacity of Wyong Hospital Public Campus at pre-development (SSD-9536) approval, approved SSD-9536 development, and proposed under Modification 2.

Table 1 Modifications to parking capacity in the undercroft car park, eastern car park, other parking areas, and generally across Wyong Public Hospital Campus

Area of Site		Pre-Development (SSD-9536) approval	No. of approved car parking spaces	No. of proposed car parking spaces	Change
Undercroft Car Park	Standard car parking spaces	N/A	112*	108	-4
	Accessible car parking spaces	N/A	2	4	+2
	Total	N/A	114	112	-2
Eastern Car Park	Standard car parking spaces	43	33	37	+4
	Accessible car parking spaces	1	7	5	-2
	Total	44	40	42	+2
All other areas	Standard car parking spaces	1,028	1,028	1,028	0
	Accessible car parking spaces	37	37	37	0
	Total	1,066	1,066	1,066	0
Total Wyong Public Hospital Campus Site	Standard car parking spaces	1,072	1,173	1,173	0
	Accessible car parking spaces	38	46	46	0
	Total	1,110	1,220	1,220	0

*As per the approved SSDA No. 9536 architectural plans. The Transport and Accessibility Impact Assessment included a miscalculation of these values but a correct total of 114 spaces.

Refer to Parking Statement prepared by TTW (**Attachment F**) for further detail on proposed modifications to parking.

3.9 Modification to the egress pathway at the Level 1 undercroft car park with an additional concrete footpath and balustrade

Modifying the egress pathway at the Level 1 undercroft car park will allow for an escape path in two directions. This is better suited to future visitors of the Hospital, given the likely frail nature of some occupants.

3.10 Extension of the gas enclosure by 2m

The gas enclosure is extended to allow the fork lift to approach the kerb with canisters and allow for parking of the forklift within the enclosure.

3.11 Level 3 landscape revision

Following Project User Group (PUG) meetings, Health Infrastructure NSW and Richard Crooks Construction identified different Level 03 landscaped roof podium requirements. Thus, the following modifications to the Level 03 landscaped roof podium are proposed:

- Reduction in Level 03 planting area while still maintaining landscape design principles because of access to the waterproof membrane. The reduction in Level 03 planting allows better access to the waterproof membrane in the case of waterproof membrane fails.

Following PUG meetings, it was identified that maintaining the approved landscape design under SSD-9536 would be challenging due to the amount of landscaping. As a result, the amount of planting is proposed to be reduced by providing a series of pot plants instead of planter boxes. The reduction in planting will reduce the amount of saturated soil and possibility of leaking. Therefore, this will assist with reducing the potential risk of the water proofing from failing.

3.12 Removal of the Level 3 roof ballast

The removal of the Level 3 roof ballast is to be applied to the waterproof membrane, to assist with work health and safety (WH&S) when walking along the roof and for maintenance purposes.

The Level 3 Ballast was also removed to:

- Enable visibility and easy access to waterproofing;
- Remove the possibility of birds picking up Ballast; and
- Reduce ongoing maintenance.

3.13 Modifications to roof pathways at Level 3 and Level 6

The roof pathways at Level 3 and Level 6 are updated to show greater detail of the walkways. There will be no change to egress direction/function.

3.14 Relocation of bicycle parking at Level 1 to the eastern boundary of the undercroft carpark

Bicycle parking has moved near to the eastern entrance to the Level 1 undercroft carpark and near to the main entrance of the emergency department at Level 2. This will allow for bicycle parking to be better distributed around the new Hospital. It is noted that there will be no changes to the quantity of bicycle parking provided.

3.15 Addition of stub columns to Level 6 and the Level 7 roof

Alterations to the plantroom roof will future proof development of the new Hospital. In accordance with the Health Department's masterplan, it is anticipated that the hospital will seek vertical growth opportunities in the future. Note this does not result in any increase to the maximum building height.

3.16 Modification to roof RLs

Core heights revised following future proofing structural design review and optimisation of core heights, including lift overrun coordination with the Contractors selected lift supplier post-novation.

3.17 Cladding materials

The proposed modified cladding materials are National Construction Code (NCC) compliant and non-combustible. Refer to statement at **Attachment G**.

3.18 Landscaping

The SSD approval provided for 26 Trees (*Eucalyptus paniculata* – Grey Ironbark) along Louisiana Drive. An additional 4 of these trees are proposed to be planted to this avenue tree planting as provided in the revised landscape plans at **Attachment D**, bringing the total to 30 Grey Ironbark trees.

There is no visibility impairment caused by these trees. The roadway is service and ambulance vehicle only.

A summary of the proposed tree species changes including numbers, is set out at the below table.

Table 2 Tree changes – approved and proposed numbers under Mod 2

Tree species	Tree common name	Approved	Proposed	Change (Mod 2)	Proposed Location
<i>Cupaniopsis anacardioides</i>	Tuckeroo	3	0	-3	- (previously Level 3 rooftop)
<i>Eucalyptus obliqua</i>	Stringybark	4	4	-	APZ planting
<i>Eucalyptus ovata</i>	Swamp Gum	4	4	-	APZ planting
<i>Eucalyptus paniculata</i>	Grey Ironbark	26	30	+4	Louisiana Road
<i>Casuarina littoralis</i>	Black Sheoak	4	4	-	APZ planting
<i>Stenocarpus salignus</i>	Beefwood	5	5	-	Level 1/2 Forecourt
<i>Tristania laurina</i>	Water Gum	0	3	+3	Level 3 rooftop planting
Total		46	50	+4	

4.0 Community Engagement

Given the scope of the proposed modification is minor, community engagement prior to lodgement of the Modification application was deemed unnecessary.

5.0 Assessment

5.1 Section 4.55(1A) of EP&A Act

This Modification application is made under Section 4.55(1A) of the EP&A Act for a modification involving minimal environmental impact.

The consent authority can be satisfied with the proposed modifications because they are of *minimal environmental impact*. They are about improving the design, functionality and amenity of the building and do not result in adverse impacts but improve environmental outcomes.

The consent authority can be satisfied that the development to which the consent as modified relates is *substantially the same development* as these are only minor modifications that are generally within the approved building envelope. They are only improving the functionality and aesthetics of the building. They are relatively minimal works considering the large scale of the development that was originally granted consent (including originally granted modifications).

Section 4.55(3) of the EP&A Act provides that modifications must take into consideration the matters referred to at Section 4.15(1) of the EP&A Act. Refer response below.

5.2 Section 4.15(1) of EP&A Act

Section 4.15(1) of the EP&A Act provides for matters for consideration in determining a development application.

Provision	Compliance / comment
<i>any environmental planning instrument</i>	<p>The modification will not alter any pre-existing compliance with any SEPP or LEP relevant to the development with the exception of the SEPP detailed below this table</p> <p>The maximum building height is to remain unchanged. Additional future proofing columns to the metal roof are proposed, however these will be less than the approved maximum building height of RL 45.977.</p> <p>No changes are being made to approved GFA.</p>
<i>any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved),</i>	The modification does not affect any draft or proposed instruments.
<i>any development control plan</i>	DCPs do not apply to SSD.
<i>any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4</i>	N/A.
<i>the regulations (to the extent that they prescribe matters for the purposes of this paragraph)</i>	N/A.
<i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality</i>	<p>The proposed modification generally increases benefits to the Wyong Public Hospital and does not impose any additional significant environmental impacts.</p> <p><i>See commentary on impacts further below.</i></p>
<i>the suitability of the site for the development</i>	The modification does not affect the suitability of the site for the proposed development.
<i>any submissions made in accordance with this Act or the regulations</i>	N/A. This relates to the DPIE's consideration of any submissions it may receive. Given it is s4.55(1A) it is not anticipated notification is required.
<i>the public interest</i>	The modification will not detrimentally affect the public interest in relation to this development. Additionally, the changes to the development improve the functionality of the building to provide improved health services.

5.4 State Environmental Planning Policies

SEPP No. 33 – Hazardous and Offensive Development

Clause 12 of SEPP 33 requires that a person who proposes to make a development application to carry out development for the purposes of a potentially hazardous industry must prepare (or cause to be prepared) a preliminary hazard analysis (PHA) in accordance with the current circulars or guidelines published by the Department of Planning and submit the analysis with the development application.

Under this proposed modification, the capacity of the gas enclosure has not increased. The extension of the gas enclosure by 2m is mainly to enable the forklift to approach the kerb with canisters, and also allow for parking of the forklift within the enclosure. As such, a PHA as required under Clause 12 of SEPP 33 is not required.

5.3 Impact Assessment

Architectural design matters

The proposed architectural design alterations are minimal and will not detrimentally affect the design quality of the development. The proposed façade includes changes to the choice of materials used without a notable colour variation. Thereby, these external finishing changes will not adversely affect the aesthetic appearance of the building, but rather provide a more consistent, cohesive and streamlined design.

Additionally, the proposed changes to the location of windows will allow sunlight to penetrate into the CSB, benefitting patients, visitors and users at the hospital. *Visual impact*

The proposed modifications only have a minor change to the building presentation of the CSB. There is no proposed increase in the overall approved building height and scale.

Noise impacts

Acoustic consultant, Pulse Acoustic Consultancy, has provided an acoustic statement for the proposed modification works at **Attachment C**. Pulse Acoustic Consultancy has clarified that the proposed modification will not pose significant noise impacts as “*the implementation of the proposed changes will not change the compliant outcome of the acoustic impact assessment conducted in response to the SEARs (refer to report titled “Wyong Hospital Redevelopment Environmental Impact Statement Report – SSD No. 9536 – Acoustics”, dated 31 January 2019)*” (Renzo Arango, Senior Acoustic Consultant at Pulse Acoustic Consultancy Pty Ltd, 14 October 2020).

Hazardous and Offensive Development

Refer to response to SEPP 33 at **Section 6.4** above.

6.0 Changes to Conditions of Consent

The following table sets out the changes required to development consent as a result of the proposed modification works. The only affected conditions are architectural plans at Condition A2. There are no other conditions in the Development Consent (under SSD-9536) requiring modification.

Architectural Drawings prepared by HDR Architects

Dwg No.	Rev	Name of Plan	Date
55372-HDR-AR-DWG-SSD1003	E	Site Plan – Proposed	29/07/2019
	H		1/12/2020
55372-HDR-AR-DWG-SSD1201	D	General Arrangement – Level 1	7/05/2019
	F		1/12/2020

55372-HDR-AR-DWG-SSD1202	D F	General Arrangement – Level 2	29/08/2019 1/12/2020
55372-HDR-AR-DWG-SSD1203	D F	General Arrangement – Level 3	04/06/2019 1/12/2020
55372-HDR-AR-DWG-SSD1204	G E	General Arrangement – Level 4	07/05/2019 1/12/2020
55372-HDR-AR-DWG-SSD1205	G E	General Arrangement – Level 5	07/05/2019 1/12/2020
55372-HDR-AR-DWG-SSD1206	G E	General Arrangement – Level 6	07/05/2019 1/12/2020
55372-HDR-AR-DWG-SSD1207	G E	General Arrangement – Level 7	07/05/2019 1/12/2020
55372-HDR-AR-DWG-SSD1501	G F	Building Elevations – Sheet 1	07/05/2019 28/04/2021
55372-HDR-AR-DWG-SSD1502	G F	Building Elevations – Sheet 2	07/05/2019 28/04/2021
55372-HDR-AR-DWG-SSD1503	G F	Building Elevations – Sheet 3	07/05/2019 28/04/2021
55372-HDR-AR-DWG-SSD1504	G F	Internal Elevations – Sheet 4	07/05/2019 28/04/2021
55372-HDR-AR-DWG-SSD1601	G E	Building Sections – Contextual Height Diagrams Sheet 1	07/05/2019 1/12/2020
55372-HDR-AR-DWG-SSD1602	G E	Building Sections – Section Sheet 1	07/05/2019 1/12/2020
55372-HDR-AR-DWG-SSD1603	G E	Building Sections – Section Sheet 2	07/05/2019 1/12/2020
55372-HDR-AR-DWG-SSD1604	G E	Building Sections – Contextual Height Diagrams Sheet 2	07/05/2019 1/12/2020
55372-HDR-AR-DWG-SSD1605	B	Sun Shade Details	07/05/2019
55372-HDR-AR-DWG-SSD1909	G D	External Material Board	07/05/2019 1/12/2020
Landscape Plans prepared by Arcadia			
L_104	D	Tree Removal / Retention Plan A	06/06/2019
L_105	D	Tree Removal / Retention Plan B	06/06/2019
L_001	D	Key Plans	06/06/2019

L_400	D G	Planting Schedule	06/06/2019 27/05/2021
L_401	D	Softworks Plan Level 1	06/06/2019
L_402	D	Softworks Plan Level 1	06/06/2019
L_403	D	Softworks Plan Level 1	06/06/2019
L_404	D	Softworks Plan Level 1	04/06/2019
L_405	D	Softworks Plan Level 1	06/06/2019
L_406	D	Softworks Plan Level 1	06/06/2019
L_407	D	Softworks Plan Level 1	06/06/2019
L_408	D F	Softworks Plan Level 2	06/06/2019 8/12/2020
L_409	D F	Softworks Plan Level 2	06/06/2019 8/12/2020
L_410	D	Softworks Plan Level 2	06/06/2019
L_411	D F	Softworks Plan Level 3	06/06/2019 08/12/2020
L_412	D F	Softworks Plan Level 3	06/06/2019 08/12/2020
L_413	D F	Softworks Plan Louisiana Road	06/06/2019 8/12/2020
L_414	D F	Softworks Plan Louisiana Road	06/06/2019 8/12/2020
L_415	D F	Softworks Plan Louisiana Road	06/06/2019 8/12/2020
L_416	D G	Softworks Plan Louisiana Road	06/06/2019 27/05/2021
L_211	F	Setout + Grading Plan Level 3	8/12/2020
L_212	F	Setout + Grading Plan Level 3	8/12/2020
L_311	F	Hardworks Plan Level 3	8/12/2020
L_312	F	Hardworks Plan Level 3	8/12/2020
502	F	Landscape Sections	8/12/2020
601	F	Details	8/12/2020
602	F	Details	8/12/2020
603	F	Details	8/12/2020

7.0 Conclusion

Based on the above assessment it is recommended this modification be approved by DPIE. The modification results in minimal environmental impact and is substantially the same development to that approved under SSD-9536, and accordingly, can be approved as a Section 4.55(1A) application.

Overall, the modification improves aesthetic and optimal function of the Clinical Services Building within Wyong Public Hospital, and result in improved amenity.

Should you have any queries on the above matters, please contact the undersigned on 02 8252 8400.

Regards,



Jane Fielding
Senior Associate, Urban Planning
Architectus Australia Pty Ltd

Attachments:

- Attachment A: Revised Architectural Plans, prepared by HDR Architects
- Attachment B: Architectural Design Statement, prepared by HDR Architects
- Attachment C: Acoustic Statement, prepared by Pulse Acoustic Consultancy
- Attachment D: Revised Landscape Plans, prepared by Arcadia
- Attachment E: Landscape Design Statement, prepared by Arcadia
- Attachment F: Parking Statement, prepared by TTW
- Attachment G: Statement on Non-Combustible Cladding, prepared by Kingspan Insulated Panels Pty Ltd