

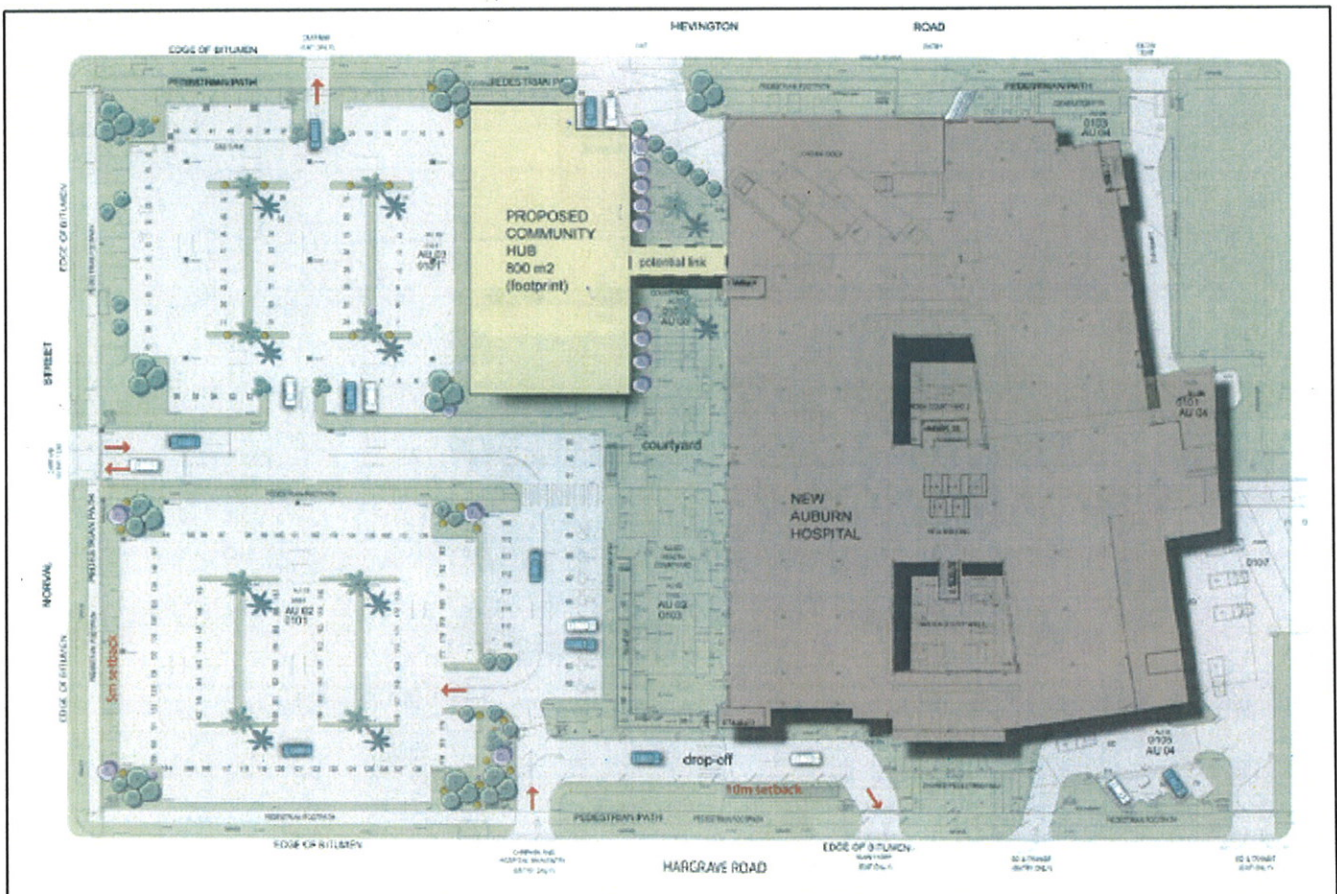


**SECTION 75W MODIFICATION,  
AUBURN HOSPITAL, PROPOSED BY  
NSW HEALTH**

**MP 06\_0129 (MOD 3)**

Modification of Minister's Approval under section 75W  
of the *Environmental Planning and Assessment Act*  
1979

December 2009



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## **1. SECTION 75W MODIFICATION**

This is a report on an application seeking to modify the Concept Plan approval for Auburn Hospital located on Norval Street, Auburn.

### **1.1 BACKGROUND**

#### **Concept Plan MP 06 0129**

On 13 April 2007, the Minister approved a Concept Plan for the redevelopment of the entire Auburn Hospital site (including the opposite Arthur Stone Annex site). The Concept Plan granted approval for a new Auburn Hospital and relocation of the 82-bed St Josephs Hospital from another site within the Auburn town centre, to the subject site, with a combined GFA of 37,900sqm.

The Concept Plan also provides for 17,000sqm of residential floor space accommodated in two 6 storey residential towers on the main hospital site and one four-storey residential development on the Arthur Stone site.

Two aboveground car parks (four and one storey respectively) will service the residential apartments and the hospitals, being positioned directly below the residential component of the residential towers, while 273 car parking spaces will service the hospital component.

The Capital Investment Value (CIV) for the Concept Plan was \$170 million.

NSW Health is now seeking to modify the Concept Plan approval. It is proposed that a change of use within Development Zone 3 be approved to permit the provision of a community health facility. This would enable the construction and use of a Community Hub Building. This building is proposed to be located on the site of the four storey aboveground car park approved in the Concept Plan. The Community Hub Building will be converted to a car park during Stage 2 of the Auburn Hospital Redevelopment, at which point it is anticipated that the community health uses will be accommodated in the hospital component. This requires a Section 75W modification to amend the Concept Plan.

#### **Project Application MP 06 0129**

As part of the Concept Plan Application, a Stage 1 Project Application was also submitted and subsequently approved by the Minister for Planning on 26 January 2007, for the redevelopment of Auburn Hospital. The approval provided for the staged demolition of all buildings over the entire site and construction of a new 184-bed, five (5) storey hospital with a GFA of 23,000m<sup>2</sup> and on site car parking for 273 vehicles. The construction of the Auburn Hospital building is currently at the completion stage.

### **1.2 THE SITE**

The Auburn Hospital site is bounded by Hevington Road, Water Street, Hargrave Road and Norval Street, Auburn. The Hospital is approximately one kilometre south of Auburn town centre and in close proximity to the Parramatta CBD (5km). The area surrounding the site is predominantly residential development comprising 1-2 storey single dwellings and 2-3 storey residential flat buildings. The main hospital site has an area of 1.765 ha and slopes down from west to east.



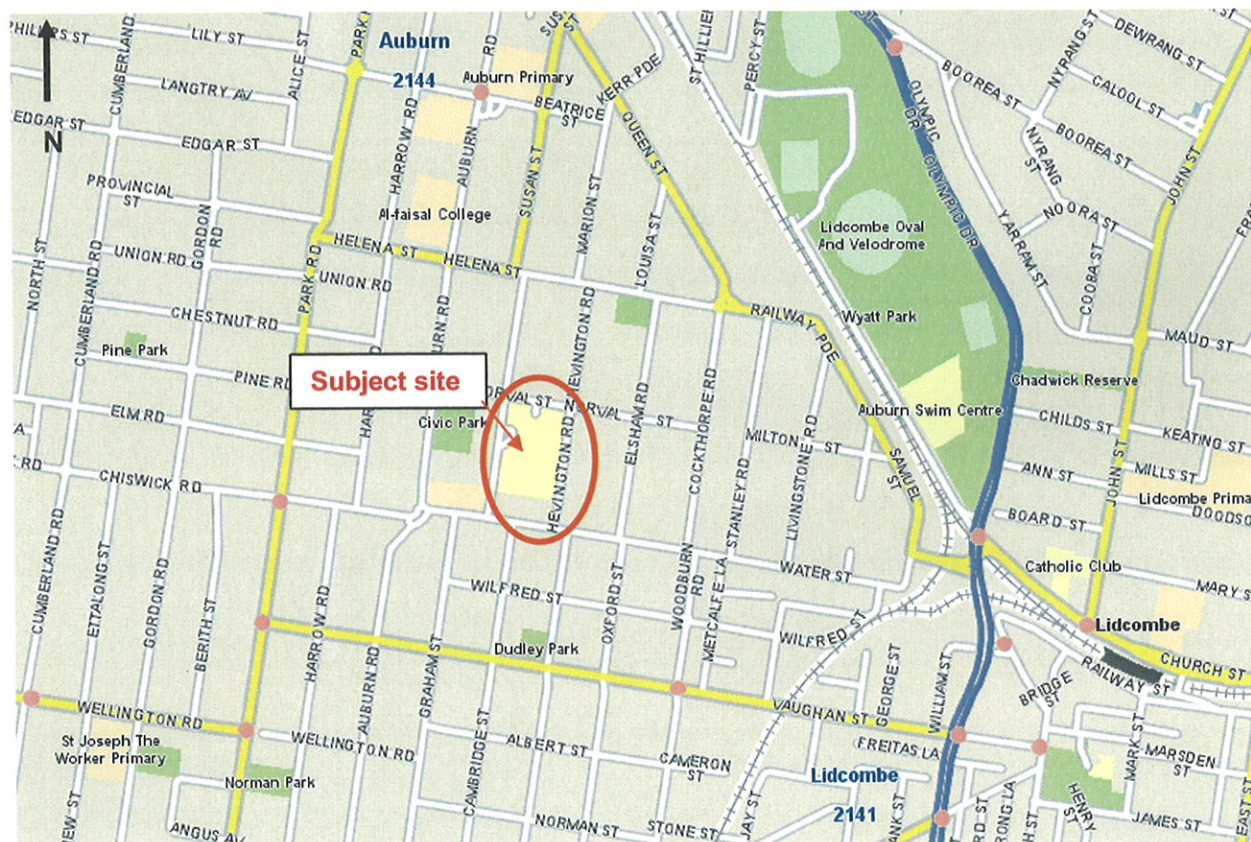


Figure 1 Location of Auburn Hospital

### 1.3 PREVIOUS MODIFICATIONS

There have been two previous modifications made to the Project Application. However, the subject modification application seeks to only modify the Concept Plan.

#### Modification 1

On 9 August 2007, the proponent sought to modify various aspects of the approved Project Application under Section 75W of the Environmental Planning and Assessment Act 1979 (the Act). The modifications included the following:

- Redesign of the hospital building including the façade, external treatments and building layout;
- A reduced building height of 4.4m from the original design;
- A revised car park layout to allow for a greater number of car parking spaces;
- An additional 27 car parking spaces;
- Construction of a bulk oxygen storage facility;
- Revised entry and exit points; and
- A minor increase in GFA from approximately 23,000sq.m to 24,578sq.m.

The Minister approved these modifications on 22 November 2007.

#### Modification 2

On 15 April 2008, the proponent sought to modify various aspects of the approved Project Application under Section 75W of the Act. The modification included the installation of a communications tower on the new hospital roof. The tower would be located on the roof above the plant room and be approximately 21.8m in height, with a single lightning pole to extend a further 3m in height.

The communications tower would support essential radio communications equipment for the Sydney West Area Health Service for effective radio transmission coverage and 'point to point' data services between Auburn Hospital, other hospitals including Westmead, and neighbouring health facilities.

On 5 August 2008, the Executive Director, Strategic Sites and Urban Renewal, under delegation from the Minister for Planning, approved the modification application.

#### 1.4 PROPOSED MODIFICATION

On 9 September 2009, Urban Planning Outcomes (on behalf of NSW Health), wrote to the Director General seeking a modification under Section 75W of the Act to the approved Auburn Hospital Concept Plan, to allow for a change of use on Development Zone 3 that permits the provision of a community health facility. Development Zone 3 is bounded by Hevington Road to the east, Norval Street to the north, the proposed at grade hospital car park to the west and the new hospital building to the south.

It is proposed that a Community Hub Building be constructed on this part of the site and be located adjacent to the hospital with direct access to it (see **Figure 2** and **3**). It is proposed the use of a community health facility for this part of the site be interim, with the Community Hub Building converted into a car park, as approved in the Concept Plan, and the community health facility then relocated to the hospital. Details of the length of the proposed community health facility use in Development Zone 3 has not been defined by the proponent.

The Community Hub Building will provide a range of health services including:

- Diabetes support;
- Drug and alcohol counselling;
- Needle exchange;
- Population health;
- Podiatry;
- Mental health; and
- Other outreach services.

The proponent has stated that the Community Hub Building would precede the construction of the residential and associated parking components of the approved Concept Plan. The Community Hub Building will adopt a floor to floor height and spacing of columns consistent with a car park structure to facilitate the future conversion of the building into the aboveground car park as initially approved under the Concept Plan. The building will have a footprint of approximately 838sqm and a gross floor area of 2514sqm with an overall height of 14 metres RL 40.455 (see **Figure 4**). The proponent has also submitted a Project Application for the proposed Community Hub Building. This Project Application provides detailed design of the proposal and is currently on exhibition until 15 January 2010.









Figure 4 Photomontage of the proposed Community Hub Building

## **2. STATUTORY CONTEXT**

### **2.1 MODIFICATION OF MINISTER'S APPROVAL**

The modification application has been lodged with the Director General pursuant to section 75W of the Act. Section 75W provides for the modification of a Minister's approval including "revoking or varying a condition of the approval or imposing an additional condition of the approval".

### **2.2 CONSULTATION AND EXHIBITION**

Under section 75W of the Act, a request for a modification of an approval does not require public exhibition. However, under section 75X(2) (f) of the Act, the Director General is to make publicly available requests for modifications of approvals given by the Minister. In accordance with clause 8G of the *Environmental Planning and Assessment Regulation 2000*, the request for the modification was placed on the Department's website. Director General's Requirements were not required for the modification.

The modification was not publicly exhibited as the proposed additional use for community health facilities in Development Zone 3 is consistent with that of the Auburn Hospital precinct and will not result in different activities to those that will be undertaken in the new Auburn Hospital. However, Auburn City Council was notified of the modification. Council made no objection to the modification, however noted that parking, noise generation and neighbourhood amenity must be considered.

### **3. CONSIDERATION OF PROPOSED MODIFICATION**

#### **3.1 STRATEGIC ASSESSMENT**

It is considered that the use of community health facility in Development Zone 3 will complement the adjacent hospital uses. The health services anticipated to be provided in the proposed Community Hub will service the local area and the increasing population of the Auburn Local Government Area (LGA).

The modification is consistent with the Draft West Central Subregional Strategy which recognises the continuing role of Auburn Hospital in the future planning for the subregion and looks to improve services and accessibility to health care. The proposal is consistent with the Auburn Local Environmental Plan 2000. The site is zoned Residential 2b and the proposed development is permissible with consent. As such, the proposed community health facility is considered to be well suited to this site.

#### **3.2 SCALE OF DEVELOPMENT**

The additional use for community health facility is proposed as an interim use in Development Zone 3. The building will maintain the approved setback of 10 metres from Hevington Road as originally approved for the aboveground car park, which is consistent with the approved residential tower building setback (see **Figure 2**).

The building will be three (3) storeys with an overall height of 14 metres which will not exceed the approved car park podium level of RL 40.455. It is considered the proposed scale of development is suitable for this part of the site as the proposed Community Hub Building is consistent with the scale of development originally approved in the Concept Plan.

#### **3.3 CAR PARKING IMPACT**

The approved Concept Plan required 273 car parking spaces to be provided for the Auburn Hospital and Arthur Stone sites to service the hospital component. The hospital component also requires an additional 100 car parking spaces which will be provided on the surrounding street network, as approved in the Concept Plan. The proponent states that the Community Hub will generate the requirement for an additional 40-50 car parking spaces. Therefore, 313 - 323 car parking spaces are needed on the site. The proponent has proposed the following (also see **Figure 2**):

- 115 car parking spaces to be provided in Development Zones 1 and 2;
- 70 car parking spaces to be provided in front of the Community Hub Building in Development Zone 3;
- 120 car parking spaces to be provided in Development Zone 4 (Arthur Stone Site).

This equates to 305 car parking spaces and is deficient by 8 - 18 spaces. The shortfall is considered to be acceptable as the use of community health facility within Development Zone 3 is interim until the building is converted into an aboveground car park. The health services to be provided are unlikely to require lengthy stays, allowing for the continual availability of car parking spaces. The Auburn Hospital site is also well serviced by public transport complemented by pedestrian access. On these grounds, it is considered that the temporary shortfall in car parking spaces is acceptable.



## 4. CONCLUSION

It is considered that the proposal, as modified, still achieves the same objectives as the originally approved Concept Plan 06\_0129 and does not alter the overall nature, need or justification of the project. The community health facility use is consistent with the hospital uses. Furthermore, the proposed Community Hub Building would not exceed the approved podium height of the car park previously planned for the location. It is considered that the proposed modification warrants approval.

## 5. DELEGATION

Under the Instrument of Delegation dated 4 March 2009, the then Minister delegated her functions under section 75W of the EP&A Act relating to modifying Part 3A approvals to the Executive Director Major Projects Assessments.

As the modification application received less than 25 public submissions and relates to development with a CIV of less than \$50 million, the modification can be determined under delegation.

## 6. RECOMMENDATION

It is recommended that the Executive Director, as delegate of the Minister for Planning:

- (a) **Consider** the findings and recommendations of this report; and
- (b) **Approve** the modification, subject to conditions, under section 75W of the *Environmental Planning and Assessment Act, 1979*; and
- (c) **Sign** the attached Instrument of Modification Approval (**Tag A**).

Prepared by:

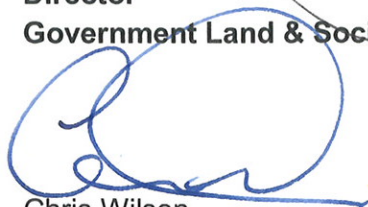


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23.12.09