



Urban Renewal and Major Sites, State Significant Sites

Planning Assessment Report

Application to Modify the Minister's Approval for Macquarie Private Hospital

Major Project 06_0172 MOD 5

1 OVERVIEW

On 13 May 2007, the Minister for Planning approved a project application for the construction of a new private hospital at No. 3 Technology Place and the change of use of an office building at No. 2 Technology Place to be used as a clinic in conjunction with the private hospital. A pedestrian bridge was also approved between the two buildings.

On 17 April 2009, a modification application was submitted under Section 75W of the Environmental Planning and Assessment Act 1979, seeking approval for stratum subdivision of the two buildings. The application also seeks approval to modify condition A1 and A2 to reflect the proposed modifications (**Tag B**).

Previously, the approved project has been modified as follows:

- Modification 1 – changes to pedestrian bridge, location of substation, elevation treatment and addition of 781.9m² for new medical facilities (ie PET radiopharmaceutical laboratory, biomedical laboratory, radiotherapy and brachytherapy bunker);
- Modification 2 – changes to the elevation treatment and modifications to building plant, services and stairs;
- Modification 3 – increase floor area by 44m² on level 2 by relocating external wall to achieve flush façade.
- Modification 4 (still under assessment) proposes the fitout of the radiopharmacy laboratory on Basement Level 2. It has not yet been determined and is the subject of a separate assessment report.

2 THE PROPOSED MODIFICATIONS

The private hospital building and clinic building are located at the eastern edge of the Macquarie University campus fronting Talavera Road and construction is nearing completion. **Figure 1** shows the location of the two buildings and the internal access roads.

The private hospital and clinic building are separated by a private road called Technology Place. The basement car parking for the private hospital (basement level 1) extends beneath the road as well as some of the at-grade car park next to the clinic building. A pedestrian bridge connects the private hospital and clinic building at Levels 2 and 3 and extends over the roadway. A substation to service the development is located fronting Innovation Place.

Specifically, the proponent is seeking subdivision which will create a stratum lot for the private hospital (Part Lot 22), a stratum lot for the clinic building (Part Lot 21) and a single freehold lot for the residue of the existing title. **Figures 2 to 4** show the proposed stratum subdivision.

Easements are also proposed in favour of Energy Australia for electricity services and substations. The roadway between these two buildings will ultimately be consolidated with the main title for the University.

3 ASSESSMENT PROCESS

Section 75W(2) of the Act provides that a proponent may request a modification of the Minister's approval unless the project as modified is consistent with the original approval, in which case, no application is required.

The proposed modification seeks to change the terms of the Minister's determination through amendment to the conditions of approval. Accordingly, the modification will require approval.

Section 75W(3) of the Act provides the Director-General with scope to issue environmental assessment requirements (DGRs) that must be addressed before the consideration by the Minister or his delegate. DGRs have not been issued for the modification due to the like nature of the modified proposal. It is considered that the impacts arising from the proposed modification are minimal and similar to the original proposal.

Section 75W(4) of the Act gives the Minister the authority to modify the approval (with or without conditions) or disapprove the modification. Following consideration of the proposed modification (see below), the Department recommends the modification be approved.

4 CONSULTATION

Pursuant to Section 75X (2)(f) of the Act the Director-General is required 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.

5 CONSIDERATION

The proposed subdivision creates separate stratum lots for the Private Hospital and Clinic Building to simplify the leasing and management arrangements between the University and MUPH Hospital Pty Ltd.

Right of carriageways are proposed over the roadways (Innovation Drive, Research Park Drive and Technology Place) within the University Campus which are used by vehicles to access the buildings. Right of carriageways are also proposed over the shared circulation aisles within the basement car parks. Easements are proposed for electricity and substation purposes as well.

The proposed stratum subdivision will formalise administrative aspects of the development. Conditions of approval are recommended requiring a subdivision certificate to be obtained from Council or Private Certifier.

The recommended conditions also require that the final subdivision plans including details of any proposed easements, right of carriageways and building management statements shall be submitted to Council or the Certifier for prior to the issue of Subdivision Certificate to ensure the subdivision is consistent with this approval and the buildings as constructed.

6 CONCLUSION

The Department considers that the proposed modifications are acceptable as the works shall not significantly alter the original approved building and do not result in any new or increased environmental impacts. As such the modifications are considered worthy of support.

7 DELEGATION

The Executive Director, Urban Renewal and Major Sites has delegation to approve Section 75W modifications to a Project Application where there is less than 25 public submissions and the modification involves development that has a capital investment value of less than \$50 million.

8 RECOMMENDATION

It is recommended that the Executive Director, Urban Renewal and Major Sites, as delegate of the Minister approve the modifications as detailed in this report and in doing so sign the attached Modification Approval under Section 75W (Modification of Minister's Approval) of Part 3A of the Act (**Tag A**).

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