

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment and Systems Performance

SUBJECT: MODIFICATION TO PORT MACQUARIE BASE HOSPITAL EXPANSION (MP 11_0012 MOD 2)

PURPOSE

To determine a modification request (MP 11_0012 MOD 2) for the construction of the Port Macquarie Base Hospital Expansion, which seeks to amend the approved plans to reflect amended façades which incorporate an alternative design for sun shading.

BACKGROUND

On 26 July 2012, the Deputy Director-General, Development Assessment and Systems Performance, as delegate of the Minister for Planning and Infrastructure, approved the major project for the construction of a new, part two and part four storey addition to the Port Macquarie Base Hospital building and refurbishment works to the existing Port Macquarie Base Hospital building at Wrights Road, Port Macquarie (see **TAG B**). The addition will accommodate seven operating theatres, 69 beds, 61 treatment bays and two procedure rooms.

The approved works also included demolition, bulk earthworks, refurbishment works to the existing hospital building, construction of a new loading area, new emergency access, reconfiguration of at-grade car parking areas, landscaping works, utility works and tree removal. The project is located on the western part of the Port Macquarie Base Hospital Campus and to the west of the main hospital building (see **TAG C**).

On 8 November 2012, the Director, Metropolitan and Regional Projects North, as delegate of the Minister for Planning and Infrastructure, approved the modification application to delete the condition regarding reflectivity, amend biodiversity conditions and amend pedestrian circulation paths (see **TAG D**).

The project is currently under construction.

PROPOSED MODIFICATION

The proponent seeks to amend the design of the façades of the new addition to incorporate an alternative design for sun shading. In this regard, the proponent is seeking to have condition A2 of the approval modified to incorporate the revised plans.

MODIFICATION OF THE MINISTER'S APPROVAL

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects. Approved projects are transitional Part 3A projects.

Section 75W(2) of the Act provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposed modification seeks to amend plans referenced in condition A2, the modification will require the Minister's approval.

CONSULTATION

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request. The request was referred to Port Macquarie-Hastings Council, who raised no objection to the proposed modifications.

DELEGATED AUTHORITY

The Minister has delegated his functions to determine Part 3A applications to the department where:

- the council has not made an objection, and
- there are less than 10 public submissions objecting to the proposal, and
- a political disclosure statement has not been made in relation to the application.

No submissions were received from the public regarding the proposed modification and council has not made an objection to the proposed modification. There has also been no political disclosure statement made for this application or for any previous related applications or by any of the persons who lodged a submission.

Accordingly, the application is able to be determined by the Director, Metropolitan and Regional Projects North under delegation.

KEY ISSUES

Built form

The proponent has sought minor design amendments to the treatment of sun shading on the façades of the new building addition. The approved sun shading devices are shown in **Figure 1** and the proposed sun shading is shown in **Figure 2**.

Figure 1: Perspective view of the approved north-east elevation



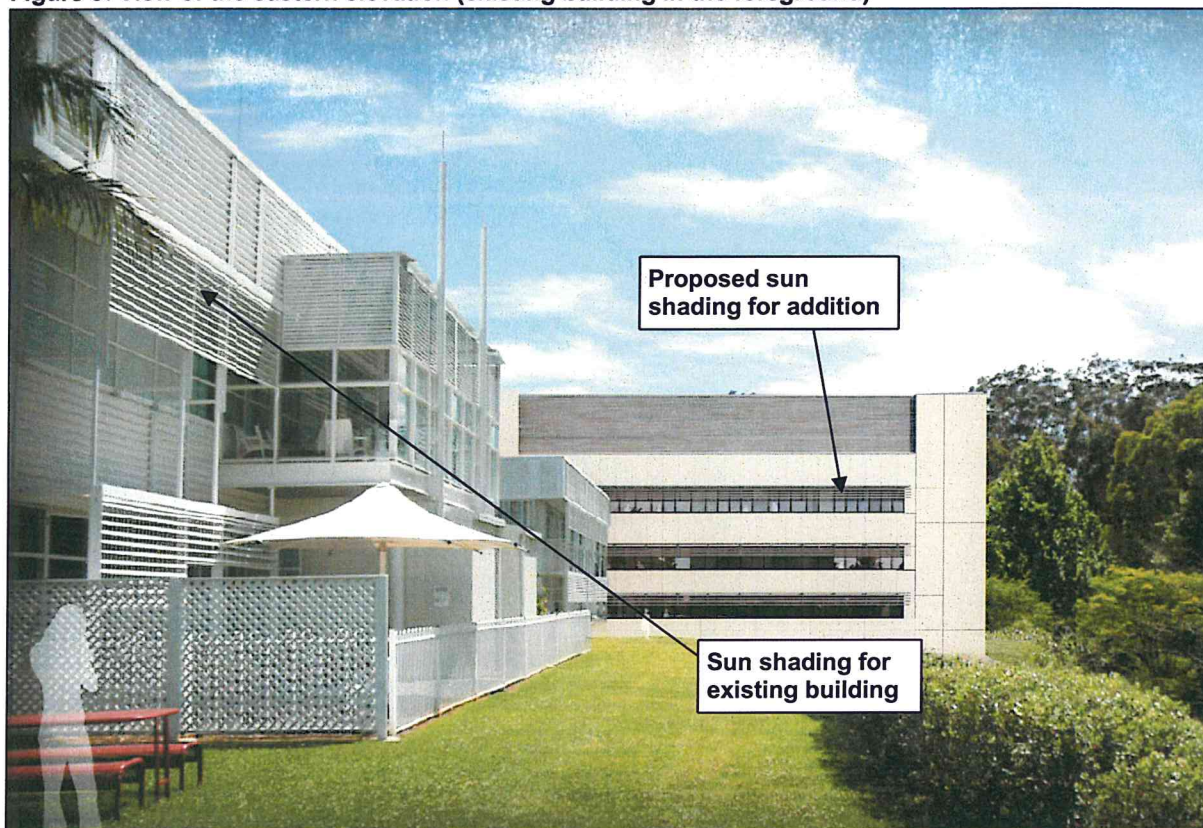
Figure 2: Perspective view of the proposed north-east elevation



The proponent contends that the revised sun shading treatment will improve thermal and solar performance of the building as well as reduce safety risks for maintenance. The department considers that the sun shading proposed does not result in any significant adverse environmental or amenity impacts and would improve sun shading to the northern elevation.

Whilst the appearance of the building is being modified, the department considers that the horizontal lines of the proposed sun shading devices complement the design of the existing building and sun shading provided in the existing building as shown in **Figure 3**. Accordingly, the department recommends the alternative sun shading devices be approved.

Figure 3: View of the eastern elevation (existing building in the foreground)



The department also notes that the lift core within the addition has increased in height by 0.55 metres. The department considers that the minor increase would be imperceptible as it is setback from the building edges and has negligible impacts of the appearance of the building and would not result in any adverse amenity impacts. The increased height of the lift core is therefore considered acceptable.

RECOMMENDATION

It is RECOMMENDED that the Director, Metropolitan and Regional Projects North:

- note the information provided in this briefing;
- approve the modification request, subject to amending the conditions of approval; and
- sign the attached modifying instrument (**TAG A**).

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