

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-11099584 Sutherland Hospital Operating Theatre Upgrade
Applicant	Health Administration Corporation
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Industry and Environment's Assessment Report is available [here](#).

Date of decision

12 October 2021

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including capital investment in public health infrastructure by providing modern facilities that meet current standards for healthcare for the State, as well as the creation of 377 construction jobs and 146 new operational jobs..
- the project is permissible with development consent, and is consistent with NSW Government policies, including Greater Sydney Commission's Greater Sydney Regional Plan 'A Metropolis of Three Cities', Transport for NSW's Future Transport Strategy 2056, Greater Sydney Commission's Southern District Plan and NSW State Infrastructure Strategy 2018 – 2038 Building the Momentum.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has included conditions to ensure: landscaping works and tree replacement are delivered in a timely manner; the Green Travel Plan is delivered to achieve a gradual modal shift away from private vehicle travel; noise mitigation is developed through design development to ensure noise targets are complied with; and construction impacts are appropriately managed, including an out-of-hours protocol for the works to be undertaken outside standard construction hours.
- the community views have been considered and adequately addressed through the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

Once the EIS was submitted to the Department it was placed on exhibition from 4 May 2021 until 31 May 2021 (28 days). No public submissions were received.

The key issues raised by Council and considered in the Department's Assessment Report and by the decision maker include landscaping and tree replacement, wayfinding, construction management and stormwater drainage. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Landscaping and tree replacement</i></p> <ul style="list-style-type: none"> The proposed outdoor space should be relocated to the roof for better solar access. Trees should be replaced at a ratio of 8:1, including 20 on-site, four street-trees planted along the Kareena Rd frontage of the site and funding provided for a further 60 trees to be planted off-site. Replacement tree species should be revised to better reflect species that are endemic to the Sutherland Shire. Tree protection measures should be undertaken. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposal includes the planting of 19 replacement trees on-site and the Applicant has agreed to fund the planting of 60 trees off-site. NSW Ambulance does not support the planting of street trees along the Kareena Rd verge due to adverse impacts on sightlines for vehicles existing the Ambulance Station. The proposed planting schedule reflects the constraints of being located within the undercroft, and the outdoor space is capable of providing a high-quality landscape outcome. A revised landscaping plan will be prepared prior to commencement of construction, including the use of species indigenous to the area. The Department is satisfied that the level of tree replacement, subject to conditions, can suitably offset the removed trees. <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> A requirement for the Applicant to fund for the planting of 64 off-street trees (including four additional trees to offset the exclusion of the Kareena Rd street trees). A requirement for a revised landscaping plan to be prepared prior to commencement of construction, including details of species indigenous to the local area. A requirement for tree protection measures to be undertaken during construction.
<p><i>Wayfinding</i></p> <ul style="list-style-type: none"> The prominence of the new staff access may confuse the public, impacting wayfinding across the site. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The application includes a wayfinding strategy which includes external and internal signage for the new building and refurbishment. The Department is satisfied that the wayfinding strategy demonstrates that the proposal would not adversely affect the ease of wayfinding across the Sutherland Hospital campus. <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> A requirement for the Applicant to install all wayfinding signage prior to the commencement of operation.
<p><i>Construction management</i></p> <ul style="list-style-type: none"> A Site Management Plan should be prepared prior to the commencement of construction. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The application includes a Construction Traffic Management Plan and a Preliminary Construction Management Plan. The Department is satisfied that construction impacts of the proposal can be managed and mitigated. <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> A requirement for the preparation of a Construction Environmental Management Plan, including sub-plans for construction traffic and pedestrian management, construction noise and vibration, and construction waste management.
<p><i>Stormwater drainage</i></p> <ul style="list-style-type: none"> Stormwater drainage must be designed in accordance with local and national guidance and standards. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposal includes an on-site detention tank, and the drainage system has been designed as per Council's stormwater design requirements, Australian Rainfall and Runoff (2019, Managing Urban Stormwater: Soils and Construction – Volume 1, 4th Edition (Landcom, 2004) and Australian Standard AS3500.3 Plumbing and Drainage: Stormwater Drainage. The Department is satisfied that the proposed stormwater provisions would be sufficient for the development. <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> A requirement for the development to comply with the stormwater design, relevant Australian standards and industry best practice guidance. A requirement for the Applicant to submit a certified Works-as-Executed drawing prior to commencement of operation.