

13 August 2013

The Director-General  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Attn: Heather Warton

Dear Ms Warton

**Re: Section 96 Application for SSD 5204 – Redevelopment of Tamworth Hospital**

In December 2012, the Minister's delegate approved the redevelopment of Tamworth Hospital. Since that time a number of minor changes have been required to finalise the proposed development. While these changes are minor, HI requests that an amendment in accordance with Section 96(1A) be determined to recognise the changes proposed.

The extent of and rationale for the changes are described below and on the attached drawings.

**Change in landscaping**

There are two slight changes in the landscaping proposed. The first of these is the lowering of the landscape in the entry area of the hospital. The approved plans showed tree planting in the road median, however subsequent safety analysis has indicated that this arrangement poses a safety risk due to a lack of through sight lines. It is therefore proposed to remove planting to allow sight lines in this location. The trees will be replaced with turf.

The second amendment is the location of the trees transplanted from the building footprint. Trees #18 and 29 have been transplanted into the northern loop road adjacent to the Banksia Mental Health Unit as shown on the revised Landscape Masterplan.

**Increase in size of plant room and changes to height of the main building.**

As a result of detailed building planning, a reorientation of the roof top plant has been required. With this reorientation the plant room now includes the circulation spaces which were originally proposed to be external. This has increased the size of the plant room to 515sqm from the approved 165sqm. In addition, the reconfiguration has necessitated changes to height in small areas of the building as follows:

1. The top of the plant room will increase in height from RL433.00 to 434.00 (a one metre increase over the extent of the plant room.
2. The lift overrun on the roof of the building has increased from RL 433.00 to 435.00 (2 metres above the roof height approved) for the area of the lift overrun only.
3. The mechanical flues are located at RL 438.00 - 5 metres above the approved height of the building for the small area where the flues are located.

All of this plant is located in the centre of the building and cannot be seen externally. Given the very minor increases height and the location of the plant these changes are considered to have no environmental impact.

**Amendment of external wall cladding**

The approved plans note that the wall cladding will be Alpolic®, which is a specific brand of metal composite cladding. Following further detailed design the material to be used will not be Alpolic® branded product but rather a generic metal composite Product. There will be no change to the colours proposed.

**Removal of Car park in the north west of the site**

A car park located in the north west of the site which was approved as part of a separate process under Part 5 of the *Environmental Planning and Assessment Act 1979* will not be constructed. This has occurred as a result of discussions with Council in which it was agreed that this additional car parking would not be required. As a result, the trees that were proposed to be removed as part of the application will be retained. While this component is not formally required to be amended as part of this Section 96 application, it is included in this proposal and on the accompanying plans so that the Department is aware of the full extent of the amendments.

As shown above, the modifications proposed are very minor and have been discussed where necessary with Tamworth Regional Council. Health Infrastructure do not believe that further notification or exhibition of the amendment is required and look forward to a timely determination of the amendment.

Yours sincerely,



Sam Sangster  
Chief Executive