

ENVIRONMENTAL ASSESSMENT REPORT

Lismore Base Hospital Redevelopment SSD 6848 MOD 1

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD) approval for the construction and operation of Stage 3B of the Lismore Base Hospital Redevelopment at the corner of Uralba Street and Little Uralba Street, Lismore.

The application has been lodged by the NSW Department of Health Infrastructure (the Applicant) pursuant to section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to amend the design of the façade of the approved multi-level carpark on the site.

2. SUBJECT SITE

The Lismore Base Hospital is located approximately one kilometre to the east of the Lismore CBD. It comprises of the following two sites:

- Main Hospital Campus; and
- Carpark Site (opposite the main hospital).

The two sites can be seen below in **Figure 1**.



Figure 1: Site Location

The main hospital campus is bounded by Uralba Street to the south, Hunter Street to the west, Orion Street and Weaver Street to the north and Little Uralba Street. The main hospital campus sits on a ridge and falls away to the north. The campus is generally occupied by hospital buildings up to ten storeys high and at-grade car parking. The taller buildings are located on the ridge towards the south of the campus. The site has been used for hospital purposes since 1883.

The site subject of the proposed amendment relates to the carpark site opposite the main Hospital Campus. The carpark is located on the southern portion of the main hospital campus, located at 61 and 69 Uralba Street and 24, 26 and 28 Dalziell Street. The surrounding land uses generally comprise low to medium density residential housing and medical related uses.

3. APPROVAL HISTORY

On 1 May 2015, the Executive Director, Infrastructure and Industry Assessments granted approval for Stage 3B of Lismore Base Hospital Redevelopment and new multi-level car park, including:

- demolition works, including demolition of part of Block A, temporary maternity building and residential buildings located on the car park site;
- bulk excavation and site preparatory works;
- construction of five additional storeys above Stage 3A (resulting in a 10 storey building) and a five storey addition to the north of Stage 3A, including partial closure of Little Uralba Street for the new loading dock and driveway;
- fit-out of one level and expansion of the uppermost level of Stage 3A;
- construction of a helipad on the roof of the ten storey Stage 3A and Stage 3B development;
- the staged construction of a part six part seven level car park; and
- subdivision of the carpark site.

4. PROPOSED MODIFICATION

On 22 April 2016, the Proponent lodged an application (SSD 6848 MOD 1) seeking approval to amend the façade of the proposed multi-level car park. A detailed breakdown of the proposed changes is provided below:

- Changing material of the northern façade of Stage 1 of the multi-storey carpark from chainwire to a coloured perforated screen;
- Raising the façade screen by 2100-2600mm from the base on the southern and western elevations;
- Installing a colourbond custom orb screen to the full extent of the western elevation between the lift shaft and the northern façade, from the underside of the lift lobby roof on Level 5 to the point where the lift shaft meets the driveway;
- Deleting the section of approved façade screen to the western elevation;
- Installing a custom orb screen from the level 3 slab to the underside of the Level 4 covered walkway roof on the northern elevation;
- Deleting a section of façade screen from the eastern elevation between levels 3 and 4;
- Installing an additional façade screen to the west of the driveway entrance to Level 3; and
- Additional minor changes to the general façade design (including the amount of black guttering)

The proposed changes can be seen in **Figures 3 & 4** below

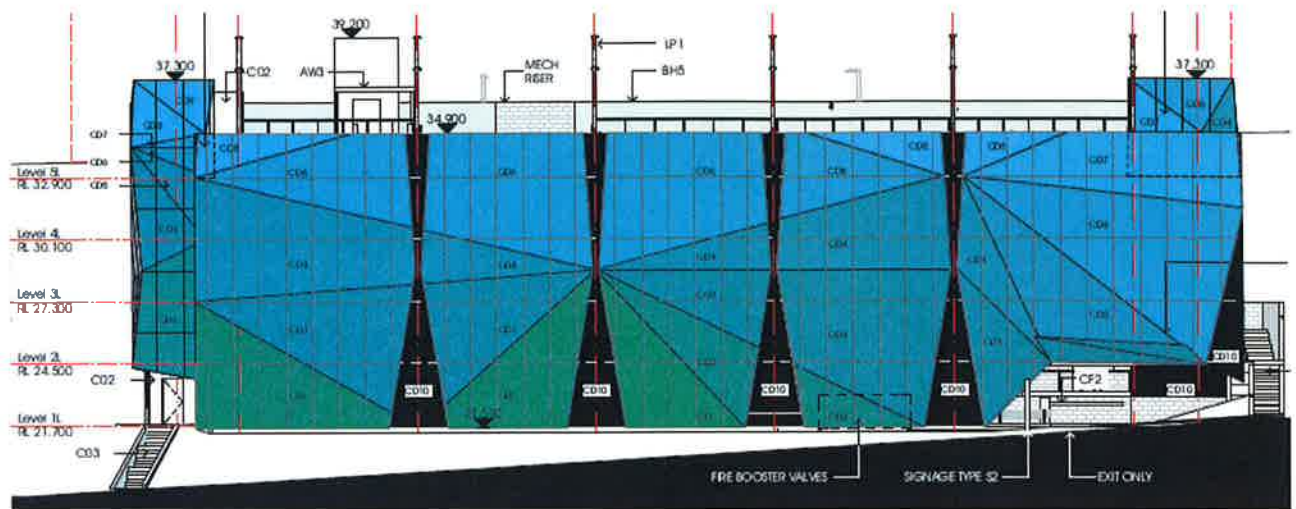


Figure 3: Original southern elevation of the carpark

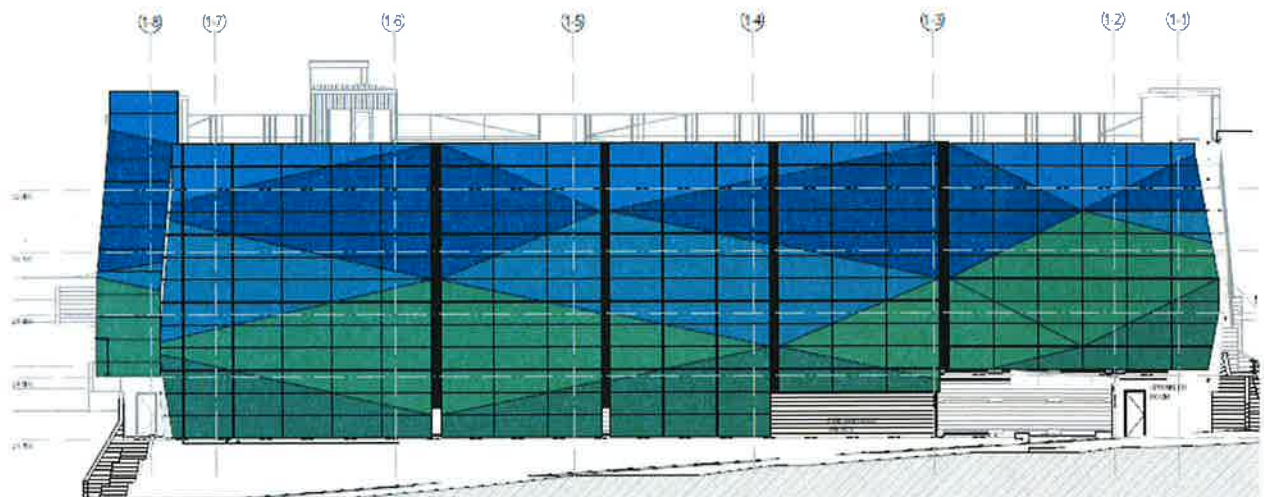


Figure 4: Proposed southern elevation of the carpark

The modification is requested on the basis that the approved façade design presented engineering challenges regarding joint junctions and the difficulty in fabricating them. Additionally, the proposed custom colours for the façade were not readily available, and the previously proposed screening could not be installed via scaffolding due to the sloping nature of the site. The new façade screening with its raised height from the base (along with other minor alterations) allows for easier installation. The new custom orb screens will also facilitate better weather protection via their inherent water-proof qualities. Similar (but more readily available) colours have been proposed for the façade as part of this modification.

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposal does not seek to change the overall built form of the approved development. The modification mainly relates to the design of the car park screening and does not result in any additional adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received one submissions on the proposal. The submission did not raise any concerns about the proposed modification.

5.2 Environmental Planning Instruments

The following EPIs are relevant to the application:

- *State Environmental Planning Policies (State and Regional Development) 2011;*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;*
- *State Environmental Planning Policy No. 55 – Remediation of Land;*
- *State Environmental Planning Policies (Infrastructure) 2007;*
- *State Environmental Planning Policy No 44 - Koala Habitat Protection; and*
- *Lismore Local Environmental Plan 2012 (LLEP 2012).*

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification is generally consistent with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Acting Director Modification Assessments may determine the application under delegation as:

- the relevant local council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and adjoining landholders and Lismore City Council were notified in writing.

Lismore City Council raises no objection to the proposed development.

There were no public submissions received on the proposal.

7. ASSESSMENT

The design of the approved carpark included architectural screening to ensure it would have an appropriate appearance within the streetscape. However, due to engineering and other practical issues preventing its installation, the proposal seeks to modify the design of the screens. This would allow easier installation of the screens while at the same time maintaining the design intent of the original approval.

The Department has considered the potential impacts associated with the amended screens and is satisfied that the proposal is acceptable for the following reasons:

- the proposal would maintain the design intent of the original approval through the use of similar colours and materials and a similar design pattern which would continue to break the facades down into a series of smaller facets providing visual interest and relief;
- the approved landscaping (within the setback areas of the carpark) would be retained and help soften the appearance of the carpark when viewed from the street and adjacent areas;
- the height, bulk and scale of the proposal remains unchanged; and
- the modified design would not impact on the acoustic performance of the carpark.

With regard to the change of materials on the northern façade, the Department considers replacing the approved chain wire fencing with coloured screening is acceptable as it would be consistent with the building's other facades and would improve the visual appearance of the northern elevation of the car park.

The Department is therefore satisfied that the proposed changes are minor and would maintain the design intent of the original approval.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the revised design would allow easier installation of the architectural screens while at the same time maintaining the design intent of the original approval; and
- the proposal would not result in any additional impacts beyond those already assessed and approved.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is **RECOMMENDED** that the Acting Director Modification Assessments as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 96 1(A), subject to conditions; and
- **signs** the notice of modification (**Appendix A**).



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Team Leader
Modification Assessments



Anthony Witherdin
Acting Director
Modification Assessments

APPENDIX A: NOTICE OF MODIFICATION

The Notice of Modification can be found on the Department of Planning and Environment's website as follows:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7547

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7547

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7547