



## ENVIRONMENTAL ASSESSMENT REPORT

### Lismore Base Hospital Redevelopment SSD 6848 MOD 2

#### 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 (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks to correct an administrative error in the determination of the previous modification.

#### 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 (bounded by Uralba Street to the south, Hunter Street to the west, Orion Street and Weaver Street to the north and Little Uralba Street); and
- Carpark Site (opposite the main hospital).

The subject modification relates to the carpark site.

#### 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.

On 24 May 2016 the Acting Director, Modification Assessments granted approval to a modification (SSD 6848 MOD 1) incorporating changes to the façade design and materials of the car park.

#### **4. PROPOSED MODIFICATION**

On 7 June 2016, the Applicant lodged an application (SSD 6848 MOD 2) seeking to correct an administrative error in the determination of MOD 1, by incorporating two elevation plans omitted from the approval, being:

- Drawing ACD 3003 Elevation 2 with Façade dated 15 April 2016 Rev H; and
- Drawing ACD 3004 Elevation 2 with Façade 2 dated 15 April 2016 Rev H

The plans provide details of the materials, finishes and colours of the car park façade.

#### **5. STATUTORY CONSIDERATION**

##### **5.1 Modification of approval**

Section 96 (1) of the EP&A Act allows a consent authority to modify a consent granted by the consent authority to correct a minor error, misdescription or miscalculation. Section 96(1) does not incorporate any specific requirements matters for consideration in the assessment a modification under this Section.

The Department is satisfied the proposal is within the scope of Section 96(1) as it only seeks to correct an administrative error by incorporating plans previously assessed, but inadvertently omitted, from the determination.

##### **5.2 Environmental Planning Instruments**

The Department undertook a comprehensive assessment of the redevelopment against the all relevant EPIs in its original assessment. The correction of the administrative error does not affect the proposal's consistency 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 modification request was made publicly available on the Department's website. As the modification only seeks to correct a minor administrative error, the Department did not notify the proposal by any other means. The Department notes no objections were received in relation to the proposed modification.

#### **7. ASSESSMENT**

The plans sought to be included in the approval detail the materials, finishes and colours of the car park façade. The Department undertook a comprehensive assessment of the proposed plans in its assessment of MOD 1 and was supportive of the façade details shown in the plans.

The proposed modification is supported as it would:

- correct an administrative error;
- ensure the approved plans are consistent with the Department's previous assessment; and
- not result in any additional impacts beyond those already assessed and approved.

Accordingly, the Department has updated condition A2 of the approval to incorporate the omitted plans as well as referencing the supporting information submitted with MOD 1 and MOD 2.

## 8. CONCLUSION AND RECOMMENDATION

The Department is satisfied the proposed modification is within the scope of Section 96(1) and would simply correct minor errors in the determination of MOD 1. The proposal would ensure the plans in the instrument of approval accurately reflect the approval sought by MOD 1.

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), subject to conditions; and
- **signs** the notice of modification (**Appendix A**).



Natasha Harras  
**Team Leader**  
**Modification Assessments**



Anthony Witherdin  
**Acting Director**  
**Modification Assessments**

## **APPENDIX A: NOTICE OF MODIFICATION**

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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=7694](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7694)

## **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=7694](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7694)

2. Plans and Documents submitted with Modification 1

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7547](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7547)