

13 August 2018

Mr David Gibson
Team Leader
Social Infrastructure Assessments
NSW Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

Dear David

**Section 4.55(1A) Modification to Amend SSD 6848 Lismore Base Hospital
Stage 3B Development**

On 1 May 2015, Stage 3B of the Lismore Base Hospital redevelopment was approved. SSD 6848 has been modified on three (3) occasions (Mod 1, 2 and 3) with a fourth modification application lodged but withdrawn.

Since the approval, further detailed design has been undertaken and minor amendments are proposed to the façade design, internal layout of the approved Stage 3B2 North Tower and the “link bridge” at Level 06 is also proposed to be deleted.

Details of the proposed modifications are as follows:

- Reduction in the extent of plant at Level 03, noting that some of this plant has been relocated to Level 07 (within the NTX, the subject of a separate application currently under assessment Department, ref: SSD 17_8963). The use of this area for maintenance will remain unchanged.
- Minor modifications to the internal layout of Levels 04, 05 and 06, including:
 - Rationalisation of fire compartmentation and overall strategy;
 - Inclusion of an additional public lift within an approved void/shell space (known as “lift 7”);
 - Minor modifications to the internal planning of each level to improve functional efficiency, accommodate service risers and penetrations to the future NTX and to respond to by the changes in the location of columns/structural beams; and
 - Modifications to the internal face of the external walls as a result of layout changes (such as rationalisation of number of partitions) and the amended façade design (i.e. extent of glazing vs. infill).
- Removal of the approved link bridge to Level 06, connecting the two (2) towers;

- Amendments to the external façade design and colour scheme of the Stage 3B2 North Tower, as follows:
- Amendment of design language and window placement to the façade (to suit internal layout);
- Change of the façade colour palette to muted/varied greys. Whilst the colour scheme is proposed to be amended, the materials and finishes will remain unchanged;
- Incorporation of quench pipe box and large removable window for MRI; and
- Extent of louvre panelling reduced at Level 03 as a result of the proposed reduction in plant space.

Accompanying this letter is a planning statement prepared by City Plan Strategy and Development which provides further details regarding the above modifications and an assessment against the relevant considerations under Section 4.55(1A) of the EP&A Act.

Having regard to the assessment undertaken by City Plan Strategy and Development, NSW Health Infrastructure (HI) are of the view that the consent that was granted remains substantially the same development and that the proposed modification is minor and will have minimal environmental impact on the receiving environment.

On that basis, HI look forward to the Department's consideration and determination of this application.

Should you wish to discuss, please do not hesitate to contact Leoné McEntee on 99785420 or 0410 432 505.

Yours Sincerely



Sam Sangster
Chief Executive