

ASSESSMENT REPORT

GOSFORD HOSPITAL SSD 6913 MOD 1

1. INTRODUCTION

This report provides an assessment of an application seeking approval to modify a State Significant Development approval (SSD 6913) for the redevelopment of the Gosford Hospital Campus and Stage 1 of a new Health and Wellbeing Precinct. The application has been lodged by Health Infrastructure NSW (the Applicant) pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for internal and external changes to the approved acute service building (ASB) linked to the existing main hospital building.

2. SUBJECT SITE

Gosford Hospital campus has an area of approximately 5.5 hectares and includes a range of hospital buildings, internal roads and car parks. The approved ASB is located on the north-western side of the main hospital building. The approved Health and Wellbeing Precinct is located on the eastern side of the hospital campus. Refer to **Figure 1**.

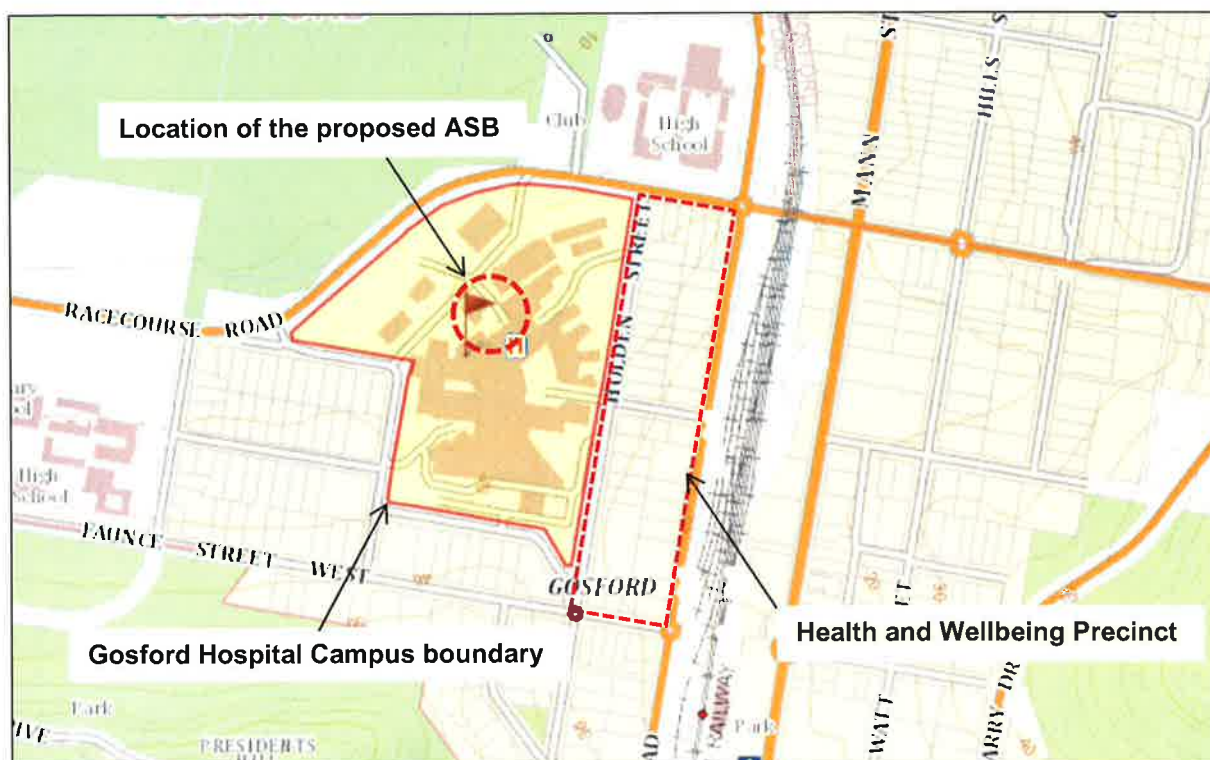


Figure 1: Site Location (source: Proponent)

3. APPROVAL HISTORY

On 15 December 2015, the Executive Director, Priority Projects Assessments, granted State Significant Development Approval (SSD 6913) for redevelopment of the Gosford Hospital campus and Stage 1 of a new Health and Wellbeing Precinct.

The redevelopment of the existing hospital involved the construction of a new 11 storey ASB linked to the main hospital building, refurbishment of the existing building and associated infrastructure and road upgrade works (refer to **Figures 2 and 3**).

The first stage of the Health and Wellbeing Precinct involves construction of two buildings above a multi storey car park facility and public domain works.

The proposed modifications only relate to the approved ASB and existing building refurbishment and not the Stage 1 Health and Wellbeing Precinct.

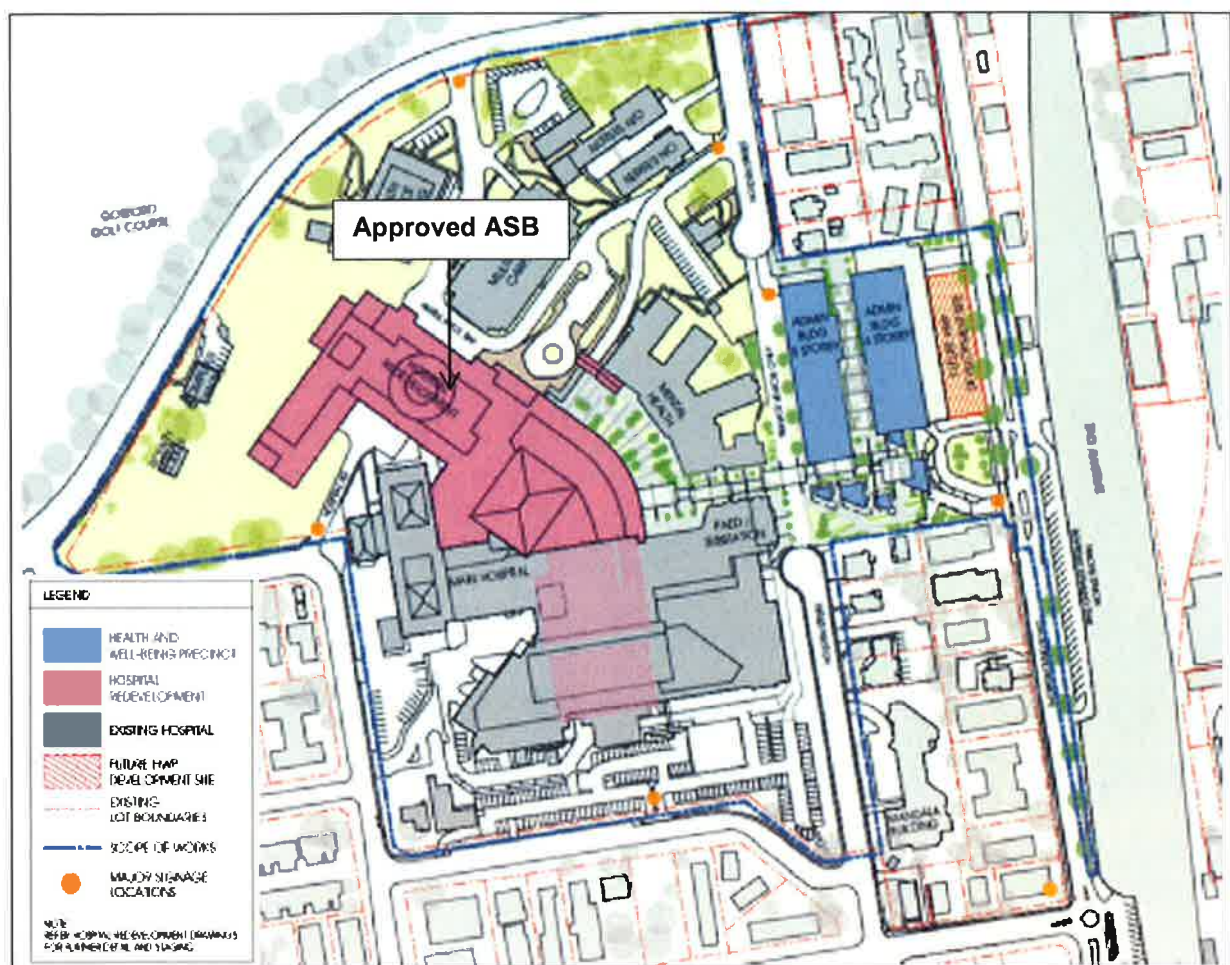


Figure 2: Approved layout

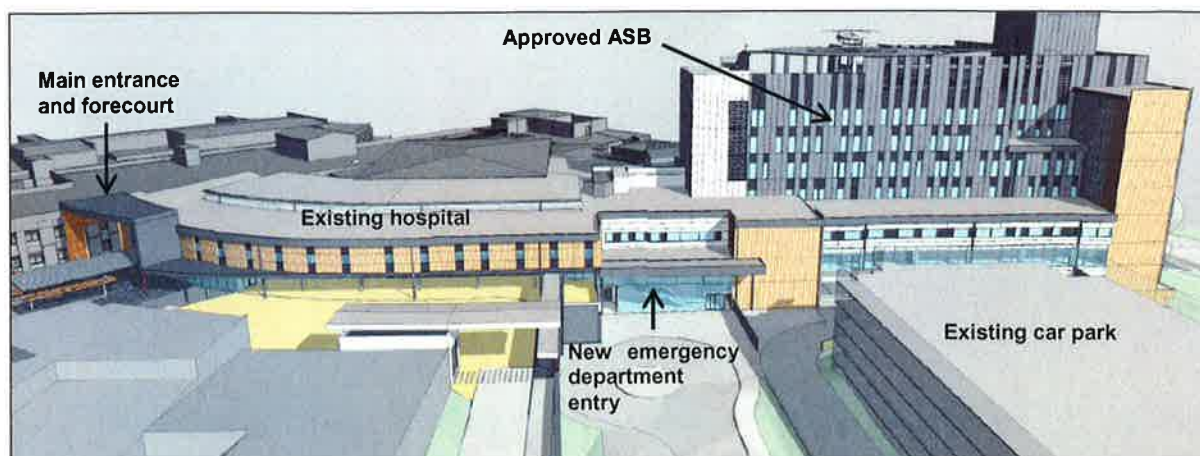


Figure 3 – Aerial perspective view of the approved new hospital wing from the east

4. PROPOSED MODIFICATION

The Applicant lodged a section 96(1A) modification application (SSD 6193 MOD 1) seeking approval for minor internal and external changes to the approved ASB and refurbishment of the existing building within the Gosford Hospital campus.

The proposed modifications are a result of the ongoing detailed design process to improve the design and efficiency of the hospital.

The proposed internal modifications mainly relate to the fit-out of the 'shell' areas on Levels 4 and 9, resulting in no increase in floorspace or significant alteration to the general internal layout of the hospital.

The proposed external modifications include:

- minor net reduction in the building height and plant areas adjacent to the helicopter pad, including introduction of gable and hipped roofs at the topmost level to replace the approved skillion roofs which created a high wall to one side of the building; and
- change to the building façade design and materials including:
 - deletion of horizontal bands of sandstone base, light metal middle levels, and dark metal upper levels;
 - inclusion of areas of horizontal white metal cladding with randomised deep reveal window patterns to express the corridors and waiting areas;
 - areas of one metre wide coloured zinc vertical panels in a randomised pattern, also with varying window sizes, framed by white metal banding;
 - stair cores bookending the main façade finished in off form concrete;
 - building base below Level 1 to be clad in slimline charcoal concrete blocks;
 - main entry at Level 4 expressed as three pavilions to provide a more human scale at the landscaped entry forecourt; clad in zinc panels, with the main entrance airlock identified by vertical timber battens; and
 - upgrade of existing hospital building façade to match proposed new building finishes

The external changes are illustrated in **Figures 4 and 5**

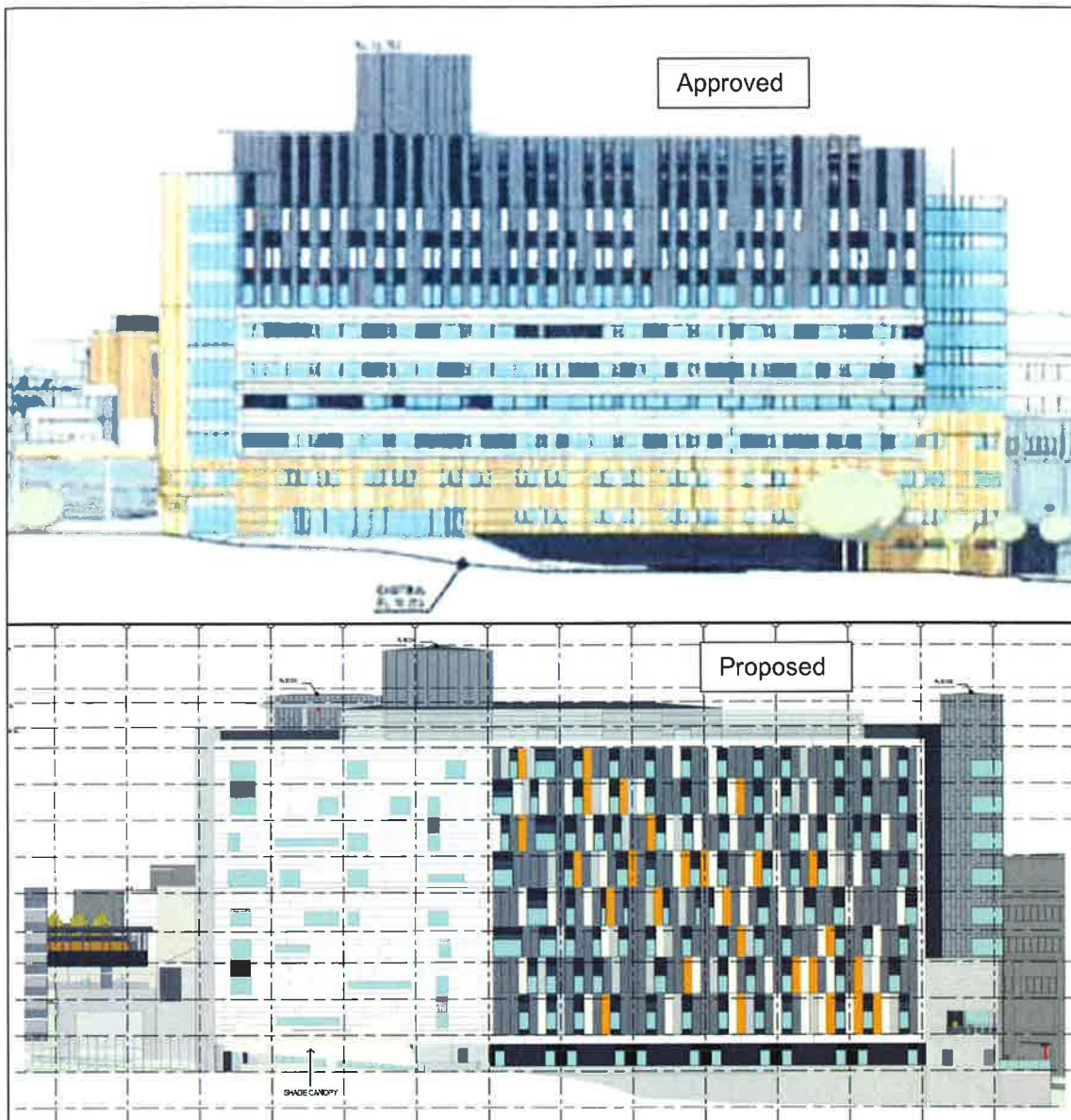
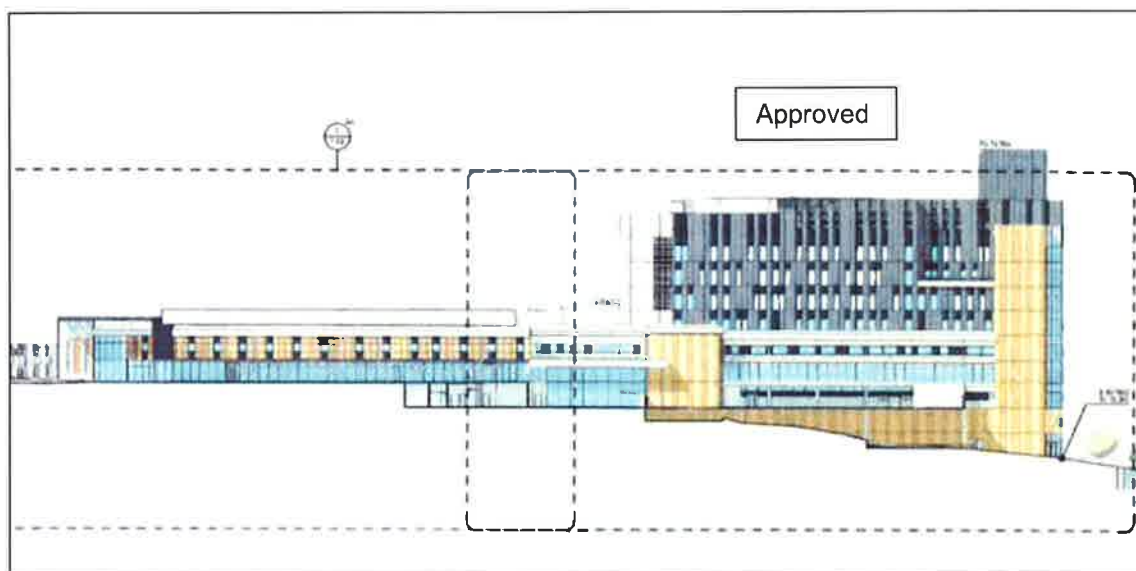


Figure 4: Northern elevation



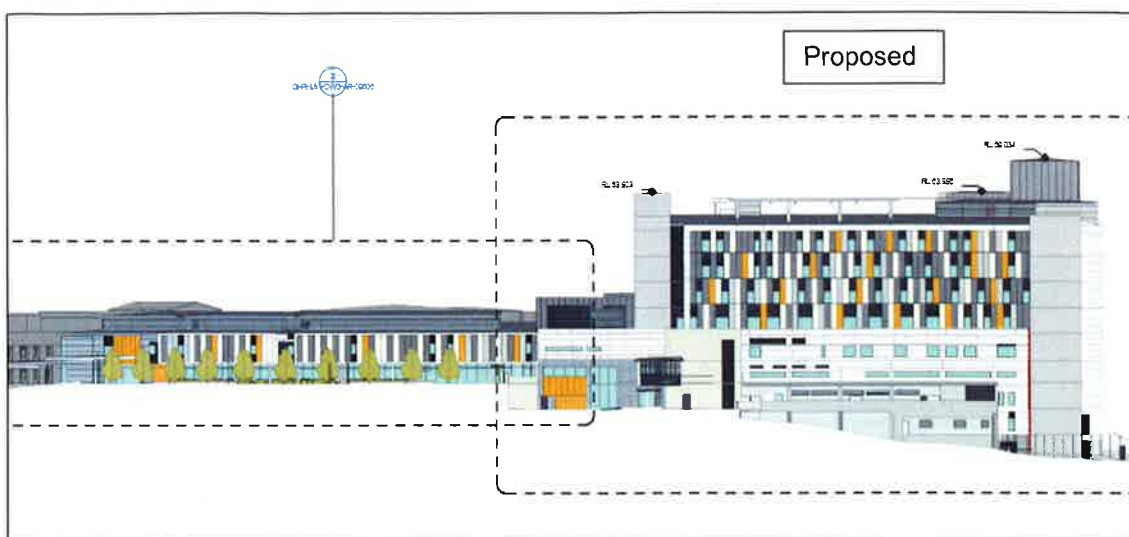


Figure 5: *Eastern elevation*

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 approval:

Table 1: *Section 96(1A) matters for consideration*

| Section 96(1A) matters for consideration | Comment |
|--|--|
| <i>That the proposed modification is of minimal environmental impact</i> | Section 7 provides an assessment of the impacts of the proposal. The Department is satisfied the proposed modifications would have minimal environmental impact. |
| <i>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).</i> | The proposed modification would not result in any change to the use of the building and would result in no significant change to the overall form and massing of the building. There would be no additional visual or amenity impact on the surrounding areas. The Department is satisfied that the proposal is substantially the same development for which consent was originally granted. |
| <i>The application has been notified in accordance with the regulations</i> | The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report. |
| <i>Any submission made concerning the proposed modification has been considered.</i> | Council raised no concerns with the proposed modification. No other submissions were received by the Department. |

5.2 Environmental Planning Instruments

The following environmental planning instruments (EPIs) apply to the site:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy No. 33 - Hazardous and Offensive Development*
- *State Environmental Planning Policy (Infrastructure);*
- *State Environmental Planning Policy No 55 - Remediation of Land; and*
- *Gosford Local Environmental Plan 2014.*

The Department undertook a comprehensive assessment of the redevelopment against the above EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification does not change the development's consistency with the EPIs.

5.3 Approval Authority

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

- Council has not objected to the application;
- a political disclosure statement has not been made; and
- there are less than 25 public submissions in the nature of objections.

6. CONSULTATION

The Department made the modification request publicly available on its website and consulted with the Gosford City Council (Council) about the proposed modification. Due to the minor nature of the proposed modification it was not exhibited by any other means.

Council raise no concerns with the proposed modification.

There were no **public** submissions received on the proposal.

7. ASSESSMENT

The key assessment issue relates to the proposed external changes to the approved building and its potential impacts on built form and amenity.

The key changes to the approved building include the:

- reduction in building height and massing; and
- modifications to the façade treatment and building materials.

The proposal would not result in any significant changes to the building envelope other than minor net reduction in building height to the plant on top of the roof. **Figures 6 and 7** illustrate the proposed change to the building envelope when viewed from the north and east.



Figure 6: Northern elevation

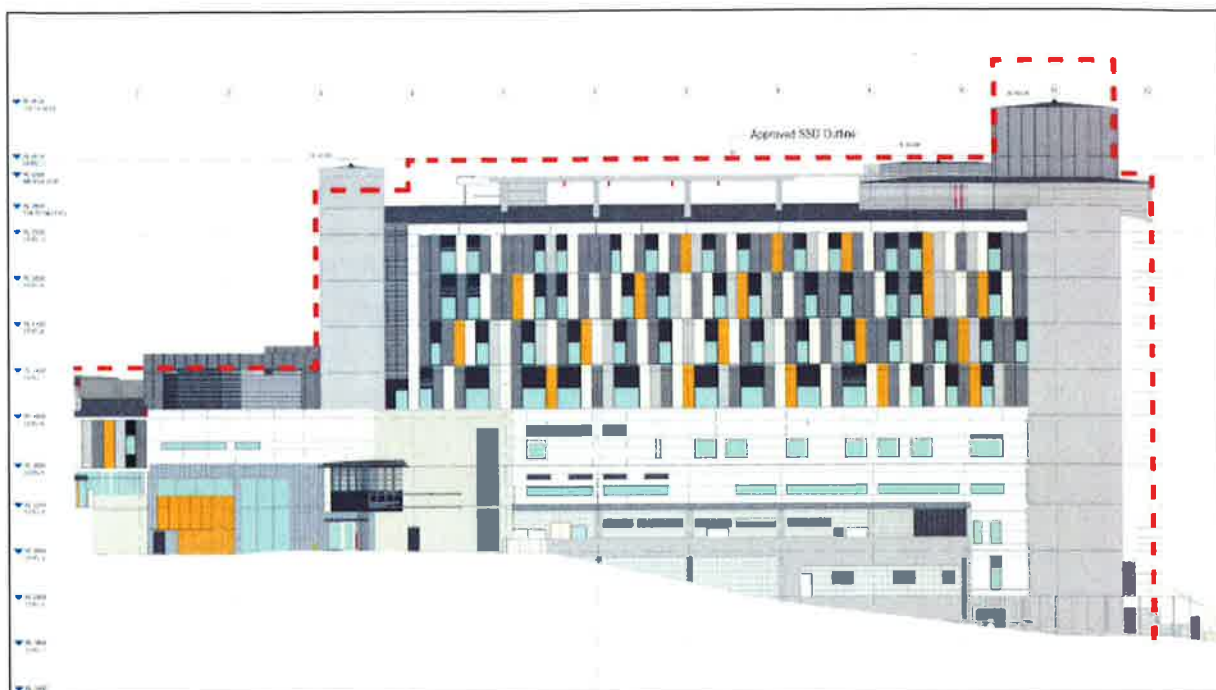


Figure 7: *Eastern elevation*

The Department has assessed the potential impacts associated with the proposal and considers that the reduction in building height would slightly reduce the visual scale of the building and therefore would have a positive visual impact on the surrounding area. Shadow diagrams submitted with the modification also demonstrate that the lower building height would result in a minor reduction in the level of overshadowing to nearby residential properties compared to the approved development.

The Department has also assessed the changes to the façade treatment and mix of materials and finishes. It is considered that the proposed changes would present a more contemporary façade design, and the wide range of finishes would appropriately break up the mass of the building, introduce a more human scale around the entrances and pedestrian areas and result in a positive impact on the streetscape.

Internal changes are designed to improve the amenity for staff and patients, would not result in any increase in floorspace, or change the approved number of overnight beds (153). The Department is therefore satisfied there would be no additional demand for parking on the site or adverse traffic impacts on the surrounding road network.

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 small reduction in building height would generally retain the overall built form of the building, whilst slightly reducing the visual and shadowing impacts on neighbours;
- the changes to the façade design and building materials would have a positive impact on the design and appearance of the building; and
- the internal changes would improve the amenity for the hospital users.

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

9. RECOMMENDATION

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

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

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APPENDIX A: INSTRUMENT OF MODIFICATION

The Instrument of Modification can be found on the Department's website at the following address:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7717

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=7717

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7717