



Dubbo Hospital Redevelopment Stage 4

*State Significant
Development
Modification Assessment
(SSD 7720 MOD 2)*

October 2019

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Glossary

Abbreviation	Definition
CIV	Capital Investment Value
Consent	Development Consent
Council	Dubbo Regional Council
Department	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning, Industry and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development



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1. Introduction

This report provides an assessment of an application to modify the State significant development consent (SSD) for Dubbo Hospital Redevelopment Stage 4, located at Myall Street, Dubbo (SSD 7720). The application has been lodged by Health Infrastructure (the Applicant) pursuant to section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The modification application seeks approval for the removal of a condition relating to the construction of a garbage storage area. This request is being made as there was no proposal to rebuild the existing waste facility within the initial SSD application.

1.1 Background

The Applicant is constructing the fourth stage of the Dubbo Hospital Redevelopment at Myall Street, Dubbo in the Dubbo Regional Council local government area. The Hospital is 1.5km north-east of the Dubbo Central Business District. The site was formally legally described as Lot 12 DP 1159243, but has since be changed to Lot 101 DP 1233482 (registered 26 October 2017). The surrounding area is low density residential to the east and west. To the north of the site is the Dubbo Private Hospital and Charles Sturt University Campus.

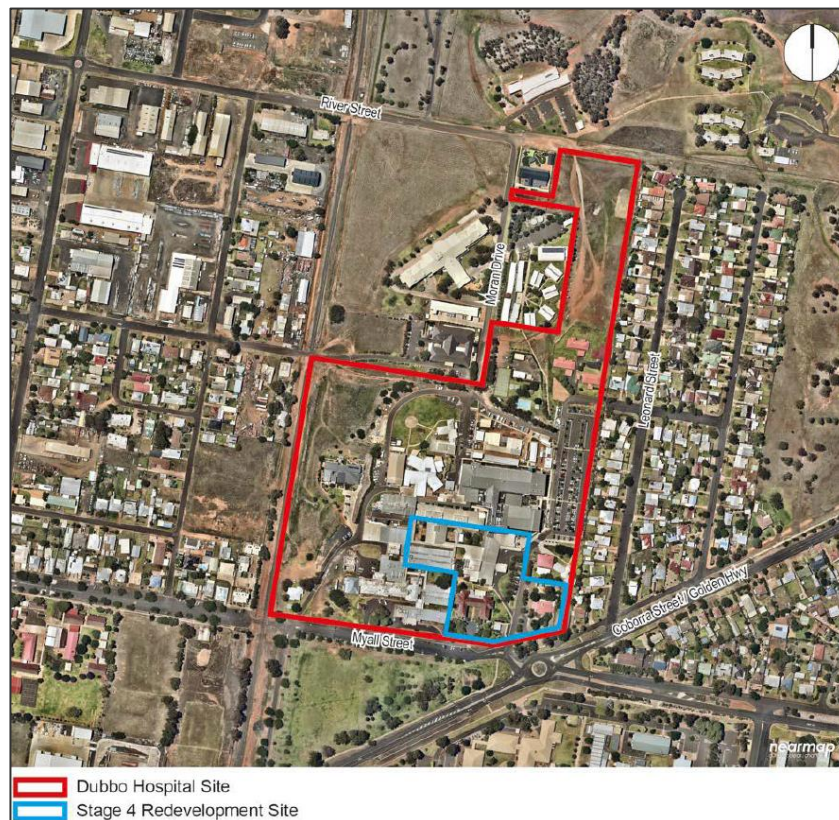


Figure 1 | Site Location

The Applicant has identified that condition B19 is not required for the development as there were no plans to construct an operational waste storage facility and the existing operational waste storage facility on the site is not able to comply with the requirements of condition B19.

1.2 Approval History

On 2 February 2013, development consent was granted by the then Executive Director, Major Projects Assessments for the development of the Dubbo Base Hospital Redevelopment Stage 1 and 2 SSD 5250. The development consent permits the following works:

- bulk excavation.
- demolition of existing buildings on site.
- construction of a new hospital building along with refurbishment of other buildings on the site.

On 20 September 2017, Health Infrastructure approved a Review of Environment Factors under Part 5 of the EP&A Act for Stage 3 of the Dubbo Base Hospital Redevelopment.

On 12 December 2017, development consent was granted by the Executive Director, Priority Projects Assessments for the development of the Dubbo Base Hospital Redevelopment Stage 4 (SSD 7720). The development consent permits the following works:

- demolition works.
- Earthworks.
- construction of a four-story building comprising 11,100 sqm GFA, including 26 hospital beds, emergency department, medical imaging, renal dialysis, ambulator care services, coronary care unit, intensive care unit, cardiovascular suite and plant room.
- at-grade car park areas with 131 car spaces, ambulance access, drop-off/pick-up zones and reconfiguration of the Cobbora Road roundabout.
- landscaping.

The development consent includes condition B19, which reads as follows:

"The building plans and specifications accompanying the relevant plans submitted to the Certifying Authority prior to the commencement of any building works shall demonstrate that an appropriate area will be provided within the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by this premises. The storage area(s) must:

- a) ensure all internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning;*
- b) include provision for the separation and storage, in appropriate categories, of material suitable for recycling; and*
- c) include provision for separate storage and collection of organic/food waste."*

The development consent SSD 7720 has been modified once (see **Table 1**).

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	External and internal reconfigurations	Director	4.55(1A)	26 June 2018



2. *Proposed Modification*

On 15 October 2019, the Applicant lodged a modification application (SSD 7720 MOD 2) seeking approval under section 4.55 (1A) of the EP&A Act, to remove condition B19 from the development consent issued for SSD 7720.

The Applicant justifies the proposed modification in the following manner:

- the rebuilding of the existing waste facility was not proposed in the SSD 7720 application.
- the existing waste facility is on a concrete pad with an external chain wire fence around its perimeter. The Applicant is not seeking to amend this as the current arrangement is suitable for the operations of the hospital. Therefore, compliance with B19 (a) cannot be achieved.
- local recycling in Dubbo only allows for cardboard and paper to be recycled, whilst other materials must be included in general waste. Therefore, compliance with B19 (b) cannot be achieved.
- there is currently no ability to allow for organic/food waste to be separately managed at the hospital, making compliance with B19 (c) unachievable.



3. Strategic Context

The development, as modified, will be consistent with:

- the directions and actions in the Far West Regional Plan, as it would improve access to local health services and provide multipurpose health infrastructure that responds to changing and emerging community needs.
- the strategic objective from the updated *State Infrastructure Strategy 2018-2038*, to plan and deliver world-class health infrastructure that supports a 21st century health system and improved health outcomes for the people of NSW.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved;
- is substantially the same development as originally approved; and
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Infrastructure Assessments, may determine the application.



5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to State significant development. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 15 October 2019. No submissions have been received.



6. Assessment

Proposed removal of Condition B19

The proposed modification seeks approval to remove condition B19 which requires the building plans that are to be submitted to the Certifying Authority to include a new operational waste storage facility. The Applicant did not propose constructing a new waste facility and has indicated that it is not possible to achieve the compliance with condition B19 due to on the site due to the lack of recycling and organic/food waste processing facilities in the region.

The Department considers the proposed removal of condition B19 to be acceptable as:

- the hospital currently has a waste management facility which meets the current and future operational needs.
- the Department is satisfied that the Waste Management Plan (Appendix N of the EIS) identifies the waste disposal locations currently available at the hospital and that the current waste storage facilities are able to store and manage the additional operational waste from the approved SSD 7720.
- the initial application and the Department's assessment of SSD 7720 did not identify operational waste as an issue that would require a new waste storage facility built on the site.

Amendments to Schedule 1 of the Modification

In the development consent issued for SSD 7720 on 12 December 2017, the site was legally described as Lot 12 DP 1159243. On 15 December 2017, Dubbo Regional Council wrote to the Department indicating that the legal description of the site had been registered as Lot 101 DP 1233482 on 26 October 2017. The Department recommends that Schedule 1 of the development consent be modified to be consistent with the current legal description of the site.



7. *Evaluation*

The Department has reviewed the proposed modification and assessed the merits of the application.

The Department is satisfied the modification request continues to enable suitable disposal of waste on the site and would not result in any adverse environmental impacts.

The Department concludes the impacts of the proposed modification are acceptable. Consequently, the Department considers that the modification application should be approved.



8. Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the application Dubbo Hospital Redevelopment Stage 4 MOD 2 (SSD 7720 MOD 2) falls within the scope of section 4.55(1A) of the EP&A.
- **forms the opinion** under section 7.17(c) of the *Biodiversity Conservation Act 2016*, that a biodiversity development assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values on the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application.
- **agrees** with the key reasons for approval listed in the draft notice of decision.
- **modify** the consent SSD 7720.
- **signs** the attached approval of the modification.

Recommended by:

Jonathan Kerr
Planning Officer

Recommended by:

David Gibson
Team Leader
Social Infrastructure



9. Determination

The recommendation is: **Adopted by:**

Karen Harragon

Director

Social and Infrastructure Assessments

29/10/2019