



# ***Hornsby Hospital Redevelopment Stage 2 MOD 1***

*State Significant  
Development  
Modification Assessment  
(SSD 8647 MOD 1)*

May 2019

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## Glossary

Provide a clear and succinct list of the terms not commonly used in everyday language (below is a guide only and needs to be customised for the report).

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
CIP	Community Involvement Plan
Consent	Development Consent
Council	Hornsby Shire Council
Department	Department of Planning and Environment
DPI	Department of Primary industries
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>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
EPL	Environment Protection License
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
LEP	Local Environmental Plan
Minister	Minister for Planning
OEH	Office of Environment and Heritage
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development
SSI	State Significant Infrastructure



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# 1. Introduction

This report provides an assessment of an application to modify the State significant development consent (SSD) for Stage 2 of the redevelopment of Hornsby Ku-Ring-Gai Hospital (SSD 8647).

The modification application seeks approval to amend condition B17 - Storage and Handling of Waste to delete the requirement for provision of separate storage and collection of organic/food waste.

The application has been lodged by Health infrastructure on behalf of the Health Administration Corporation (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

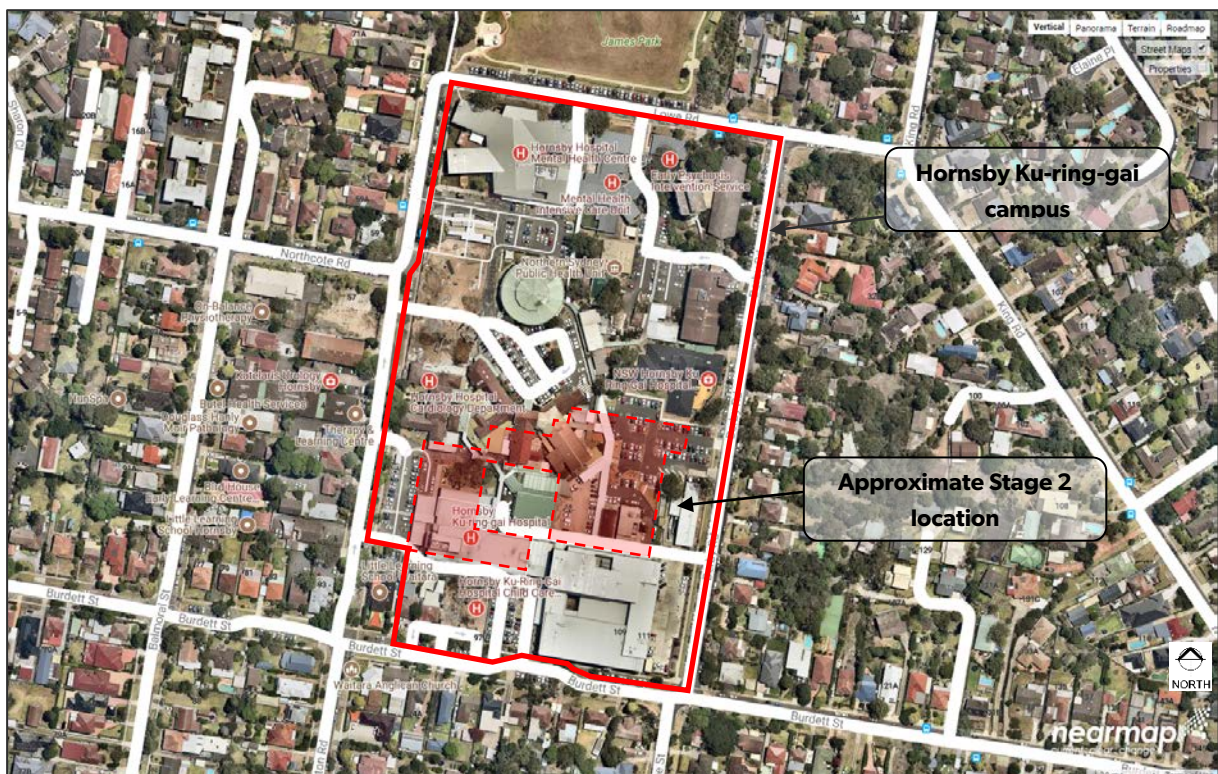
## 1.1 Site Description

Hornsby Ku-ring-gai Hospital is located in north western Sydney approximately 25 km northwest of the Sydney CBD, within the Hornsby Local Government Area (LGA). The hospital campus is bound by Lowe Road to the north, Derby Road to the east, Burdett Street to the south and Palmerston Road in the west.

The hospital campus is comprised of 18 lots which are listed below:

- Lot 2, DP 14774
- Lot 3, DP 14774
- Lot B, DP 363790
- Lot 23, DP 814181
- Lot 2, DP 512434
- Lot 2, DP 217174
- Lot 12, DP 14774
- Lot 13, DP 14774
- Lot 1, DP 512432
- Lot 1, DP 232290
- Lot 189, DP 752053
- Lot 1, DP 134994
- Lot 188, DP 752053
- Lot A, DP 329121
- Lot B, DP 329121
- Lot 1, DP 580023
- Lot 2, DP 580023
- Lot 3, DP 580023

The project location is shown in **Figure 1**.



**Figure 1** | Site Location

The site is regular in shape, comprises an area of 6.4 ha, is relatively level and contains minimal vegetation. The campus has been developed progressively on an ad-hoc basis over a number of decades and has no consistent development pattern. One heritage listed building identified as 'Collingridge House' under Hornsby Local Environmental Plan 2013 (HLEP) is located on the northern half of the site but is well separated from the proposed development.

Opposite the site to the north is James Park, while to the east and south are single and two storey dwelling houses. Single and two storey dwelling houses are also typical to the west of the subject site, a number of which have been converted into specialist consulting and allied health facilities. Although the immediate locality is primarily characterised by low density residential development, Hornsby train station and town centre are less than 1.5 km from the hospital campus.

The Stage 2 redevelopment is currently under construction.

## 1.2 Approval History

On 30 May 2018, the Executive Director, Priority Projects Assessments, granted consent to SSD 8937 for Stage 2 of the Hornsby Ku-ring-gai Hospital Redevelopment comprising demolition, remediation, construction of a seven storey hospital building, car parking and landscaping works, subject to conditions.

The consent included condition B17, which is provided below.

### **Storage and Handling of Waste**

- B17. *The building plans and specifications must demonstrate, for the approval of the Certifying Authority, that an appropriate area will be provided within the premises for the storage of garbage bins, recycling containers and all waste and recyclable material generated by the premises. Requirements of these storage areas 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.*



## 2. *Proposed Modification*

On 2 May 2019, the Applicant lodged a modification application to amend the consent under Section 4.55 (1A) of the EP&A Act.

The application seeks to amend condition B17 to delete B17(c) which requires the provision for separate storage and collection of organic/food waste.

The Applicant has advised that waste services at Hornsby Ku-ring-gai Hospital are managed under a single contract that operates across the entire Northern Sydney Local Health District (NSLHD) and that separate storage and collection of organic and food waste cannot be provided under this contract. Further, the Applicant has advised that food waste across the NSLHD has been significantly reduced, as food for patients is no longer prepared on site. On this basis, there is no proposal to change the waste services contract across the NSLHD.



## 3. *Strategic Context*

The modified consent would remain consistent with:

- Greater Sydney Regional Plan, 'A Metropolis of Three Cities'.
- Greater Sydney Commission's North District Plan.
- NSW Long Term Transport Masterplan 2012.
- Draft Future Transport Strategy 2056.





## 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 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 Other Infrastructure Assessment, may determine the application as:

- Hornsby Shire Council (Council) has not made an objection.
- a political disclosure statement has not been made.
- public exhibition of the application was not required and therefore there are no public submissions objecting to the proposal.



## **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 2 May 2019 and was referred to Council for comment.

Council advised they raise no objections to the proposed modification.



## 6. Assessment

In response to exhibition of the original application, NSW Environment Protection Authority (EPA) made the following comment which triggered the imposition of condition B17(c):

*'The proponent be required to identify and implement feasible and reasonable opportunities for the reuse and recycling of waste, including food waste.'*

The Department accepts that the provision for separate storage and collection of organic/food waste is not feasible in this instance due to the wider contractual arrangements across the NSLHD. However, the Department notes that recycling of other materials will continue across the Hornsby Ku-ring-gai Hospital Campus.

The proposed modification to condition B17 would not result in any inconsistencies with applicable environmental planning instruments and regulations. Further, modification of the condition would not result in any significant, adverse environmental impacts and reductions in landfill would still be obtained through the continued recycling of other materials.

The proposed modification is considered acceptable and is recommended for approval.



## 7. *Evaluation*

The Department has reviewed the proposed modification and assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department accepts that the provision for separate storage and collection of organic/food waste is unfeasible in this case and the proposed modification to amend condition B17 would not result in any significant adverse environmental impact.

The development as modified would be substantially same as that originally approved and would deliver a significant public benefit through the continued provision of improved health care in the area.

The Department considers the development is in the public interest and the modification application should be approved.



## 8. Recommendation

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

- **considers** the findings and recommendations of this report; and
- **determines** that the application SSD 8647 MOD 1 falls within the scope of section 4.55(1A) of the EP&A Act;
- **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;
- **modify** the consent SSD 8647;
- **signs** the attached approval of the modification.

Recommended by:

**Teresa Gizzi**

Senior Planner

Social Infrastructure Assessments

Recommended by:

**David Gibson**

Team Leader

Social Infrastructure Assessments



## 9. Determination

The recommendation is: **Adopted** / Not adopted by:

**Andrew Beattie**

Acting Director

Social and Other Infrastructure Assessments



# ***Appendices***

## **Appendix A – List of Documents**

<https://www.planningportal.nsw.gov.au/major-projects/project/12031>

## **Appendix B – Environmental Assessment**

<https://www.planningportal.nsw.gov.au/major-projects/project/12031>

## **Appendix C – Instrument of Approval**