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# **North Shore Health Hub**

## **Statement of Environmental Effects**

### **Section 4.55(1A) Modification**



Prepared for Dexu Projects Pty Ltd  
Submitted to the Department of Planning and Environment

SSD 7543, 8499 and 8894  
Modification No. 1  
**May 2019**

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## 1 Introduction

This Statement of Environmental Effects (Statement) has been prepared by *Keylan Consulting Pty Ltd* (Keylan) to accompany section 4.55(1A) applications to modify the State significant development (SSD) consents SSD 7543 (Tower A), SSD 8499 (Tower B Concept) and SSD 8894 (Tower B Stage 2) (the Development Consents) for the North Shore Health Hub.

The applications have been prepared on behalf of *Dexus Projects Pty Ltd* (Dexus) and is submitted to the Department of Planning and Environment (DP&E) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This Statement should be read in conjunction with the following documents:

- Architectural plans and Design Statement, prepared by Billard Leece Partnership
- Traffic and Parking Advice, prepared by GTA Consulting

These applications are the first modifications sought to SSD 7543, SSD 8499 and SSD 8894, which were approved by DP&E on 29 June (SSD 7543 and SSD 8499) and 10 August 2018 (SSD 8894). Copies of the original Development Consents are provided in Appendix 1.

Whilst the proposed changes to Towers A and B necessitate the modification of 3 separate development consents, a single Statement has been prepared for ease of understanding, given the design interrelationship of Towers A and B.

The proposal seeks approval to modify the consents to enable minor increases in height and changes to the Gross Floor Area (GFA) of Towers A and B and setbacks of Tower B, as described in Section 5.

The Statement concludes that:

- the proposed modifications are minor in nature and will result in substantially the same development as the development for which consent was originally granted,
- the proposed modifications will not result in any significant environmental impacts, and
- development of the site is complementary to the St Leonards Health and Education Precinct and will reinforce the role of the precinct as identified in the North District Plan.

Accordingly, we recommend that the proposed modifications be supported by DP&E and approved.

## 2 The site and locality

The proposed development is located on the corner of Reserve Road and Westbourne Street, St Leonards, in the Willoughby Local Government Area (LGA).

This site is part of a larger 2.6 hectare site, known as 12 Frederick Street, St Leonards. The site is legally described as Lot 1 in DP 591747 and is bounded by Frederick Street to the north, Reserve Road to the west, Westbourne Street to the south and mixed warehousing and related development to the east (Figure 1).

The proposed North Shore Health Hub (NSHH) is located on a proposed lot (the 'site') that is regular in shape and has an area of 6,194 m<sup>2</sup>. It fronts Westbourne Street and Reserve Road and is located opposite the existing North Shore Private Hospital to the west and the Royal North Shore Public Hospital to the south.

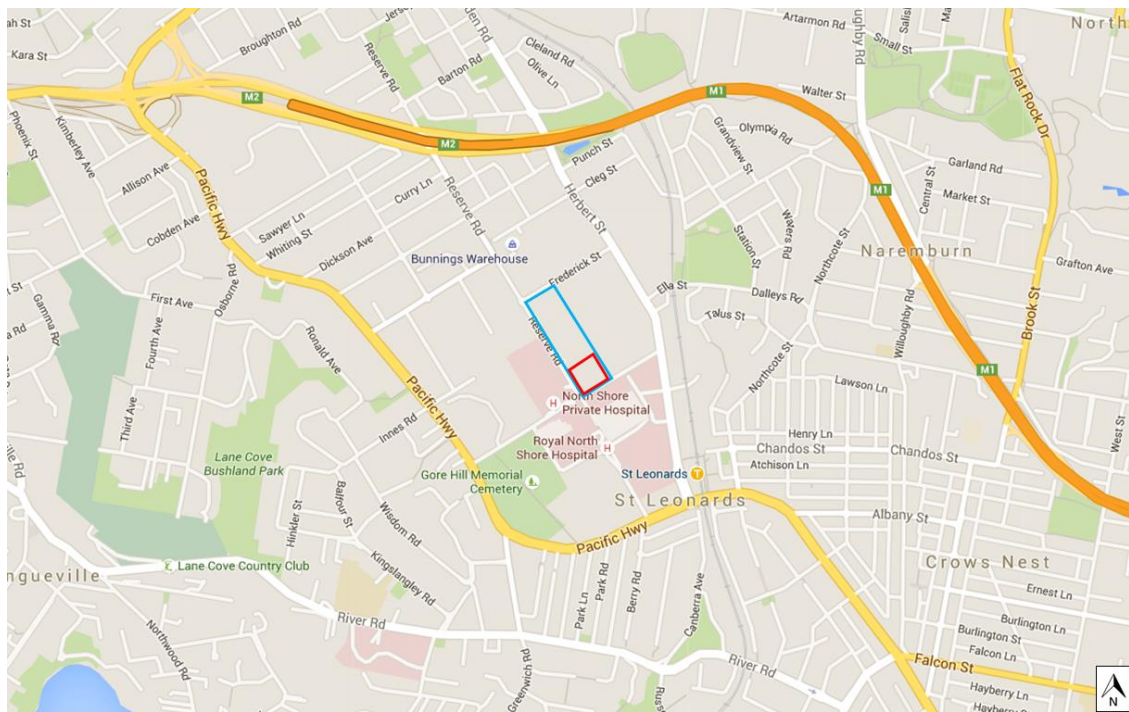


Figure 1: Hospital site (outlined in red) and the remainder of 12 Frederick Street (outlined in blue) (Source: Google Maps)

### 3 Application history

DEXUS has lodged a number of planning applications for the development of the site, as outlined in the table below.

Applications	Description	Status
<b>Planning Proposal PP_2016_WILLO_001_00</b>	Allow <i>hospital</i> as a permissible use and amend the floor space ratio of up to 3:1	<ul style="list-style-type: none"> <li>• Gateway Determination issued on 19 September 2016</li> <li>• Planning Proposal publicly exhibited from 11 May – 8 June 2017</li> <li>• Referred to the Department of Planning and Environment for Finalisation on 7 November 2017</li> <li>• Gazetted on 23 March 2018</li> </ul>
<b>DA 2016/211</b>	Demolition of existing warehouse structures and subdivision to create 2 lots: <ul style="list-style-type: none"> <li>• Proposed Lot 1: area of 6,194 m<sup>2</sup> and site of the NSHH</li> <li>• Proposed Lot 2: area of 1.859 ha, containing the retained warehousing buildings on the broader 12 Frederick Street site</li> </ul>	<ul style="list-style-type: none"> <li>• DA refused on 28 December 2016</li> <li>• Section 82A review lodged with Council on 22 February 2017</li> <li>• Consent granted on 29 June 2017</li> <li>• DA 2016/211/A – Section 4.55 lodged 1 November 2017 with Council and approved 11 January 2018 to remove reference to units 6 and 7</li> <li>• DA 2016/211/B – Section 4.55 lodged 24 April 2018 with Council and approved 4 June 2018 for the alteration to construction hours</li> <li>• DA 2016/211/C – Section 4.55 modification lodged with Council on 19 June 2018 and approved 3 July 2018 for the alteration to construction hours</li> <li>• DA 2016/211/D – Section 4.55 modification lodged with Council on 17 September 2018 and approved 25 September 2018 for the alteration to construction hours</li> </ul>
<b>SSD 7543</b>	Construction of a new private hospital (Tower A and Podium)	<ul style="list-style-type: none"> <li>• Publicly exhibited from 6 April – 22 May 2017</li> <li>• Response to Submissions lodged 1 December 2017</li> <li>• Consent granted on 29 June 2018</li> </ul>



Applications	Description	Status
<b>SSD 8499</b>	Concept proposal for the building envelope and indicative uses associated with the proposed health hub (Tower B)	<ul style="list-style-type: none"> <li>Publicly exhibited from 20 July – 18 August 2017</li> <li>Response to Submissions lodged 1 December 2017</li> <li>Consent granted on 29 June 2018</li> </ul>
<b>SSD 8894</b>	Detailed design and construction of Tower B	<ul style="list-style-type: none"> <li>Publicly exhibited from 1 March 2018 – 3 April 2018</li> <li>Response to Submissions lodged 5 July 2018</li> <li>Consent granted on 10 August 2018</li> </ul>

Table 1: Relevant Planning History

A copy of the original Development Consents for SSD 7543, SSD 8499 and SSD 8894 is provided in Appendix 1.

## 4 Approved Development

### 4.1 Summary of Approved Development

The approved NSHH comprises of Tower A (SSD 7543) and Tower B (SSD 8499 and 8894). Tower A comprises a 4 storey building above a 2 storey podium, with a pedestrian bridge over Reserve Road providing a connection to the North Shore Private Hospital.

Tower B involves the construction of a 6 storey building on the northern part of the Tower A podium (Figure 2).



Figure 2: Integration of towers south-west perspective (Source: Billard Leece Partnership)

The NSHH has a total GFA of approximately 18,000 m<sup>2</sup> and comprises health and medical purposes ancillary to the Royal North Shore Hospital and North Shore Private Hospital, including multi-tenanted hospital covering a range of services, cancer care, radiology and imaging, pathology, medical suites and allied health. Construction of the NSHH commenced in February 2019.

Sections 4.2-4.4 provide a summary of the approved SSD applications.



## 4.2 SSD 7543 – Tower A

SSD 7543 was approved by DP&E on 29 June 2018 for the following works:

- Construction and operation of a new 4 storey building above a 2 storey podium, known as ‘Tower A’, comprising:
  - site preparation works, including remediation and bulk excavation works;
  - construction and operation of a new 4 storey building above a 2 storey podium with 11,031 m<sup>2</sup> of gross floor area supporting a surgery facility, a cancer care facility, specialist operating rooms, specialist medical suites, a medical centre, medical imaging, pathology, pharmacy, and convenience retail uses;
  - construction of a basement carpark to accommodate 340 car parking spaces;
  - construction of an elevated pedestrian bridge to the adjacent North Shore Private Hospital; and
  - landscaping and public domain works.

## 4.3 SSD 8499 – Tower B Concept

SSD 8499 was approved by DP&E on 29 June 2018 for the following works:

- Concept development application for the future development of ‘Tower B’ on the development site for health and medical purposes, comprising:
  - indicative future uses, including medical specialist suites and associated allied health uses;
  - future building footprints, envelopes and heights; and
  - car parking provision.

The Tower B concept involved a building envelope for a new tower situated on the northern and eastern sides of the 2 storey podium of Tower A as proposed in SSD 7543.

## 4.4 SSD 8894 – Tower B Stage 2

SSD 8894 was approved by DP&E on 10 August 2018 for the following works:

- Construction and operation of a new 6 storey building, known as ‘Tower B’, for health and medical purposes as part of the NSHH, including medical specialist suites and associated allied health uses.

SSD 8894 is a further refinement of the Tower B concept proposal. It involves the construction of a 6 storey building on the Tower A podium.

## 5 Proposed modification

The proposed modifications have arisen from further detailed engineering design of the NSHH to accommodate 5 Star Green Star energy requirements and facilitate a high-quality architectural design outcome.

The modifications are minor in nature and are described below:

### SSD 7543 - Tower A

- increase the height of building for Tower A from RL 126.350 (excluding lift overrun) to RL 127.250 and lift overrun at RL 128.650; and
- increase the GFA from 11,031 m<sup>2</sup> to 11,702 m<sup>2</sup>.

A summary of the approved and proposed planning controls under SSD 7543 are provided in the table below.

Planning control	Approved control	Proposed control
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>• RL 126.350 (roof level) (excluding lift overrun)</li> </ul>	<ul style="list-style-type: none"> <li>• RL 127.250 (roof level)</li> <li>• Lift overrun at RL 128.650</li> </ul>
<b>GFA</b>	<ul style="list-style-type: none"> <li>• 11,031 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• 11,702 m<sup>2</sup></li> </ul>
<b>FSR</b>	<ul style="list-style-type: none"> <li>• 1.8:1</li> </ul>	<ul style="list-style-type: none"> <li>• 1.89:1</li> </ul>

Table 2: Summary of SSD 7543

### SSD 8499 - Tower B (Concept) and SSD 8894 - Stage 2 Design and Construction

- increase the height of building for Tower B from RL 138.350 to RL 139.300;
- minor amendment to the setbacks to Reserve Road, northern and western property boundaries; and
- reduce the gross floor area from 6,987 m<sup>2</sup> to 6,876 m<sup>2</sup>.

A summary of the approved and proposed planning controls under SSD 8894 and SSD 8499 are provided in the table below.

Planning control	Approved control	Proposed control
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>• RL 134.000 (Tower B Level 9B) with overrun at RL 138.350</li> </ul>	<ul style="list-style-type: none"> <li>• RL 134.100 (Tower B Level 9B) with overrun at RL 139.300</li> </ul>
<b>GFA</b>	<ul style="list-style-type: none"> <li>• 6,987 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• 6,876 m<sup>2</sup></li> </ul>
<b>FSR</b>	<ul style="list-style-type: none"> <li>• 1.1:1 (Tower A and Tower B combined = 2.9:1)</li> </ul>	<ul style="list-style-type: none"> <li>• 1.1:1 (Tower A and Tower B combined = 2.99:1)</li> </ul>
<b>Setbacks</b>	<ul style="list-style-type: none"> <li>• Setback to proposed Lot 2 – 7 m</li> <li>• Setback to Reserve Road – 5.2 m</li> </ul>	<ul style="list-style-type: none"> <li>• Setback to proposed Lot 2 – 6.9 m</li> <li>• Setback to Reserve Road – 5.1 m</li> </ul>

Table 3: Summary of SSD 8499 and SSD 8894

The proposed changes are illustrated in the following figures and detailed in Appendix 2.

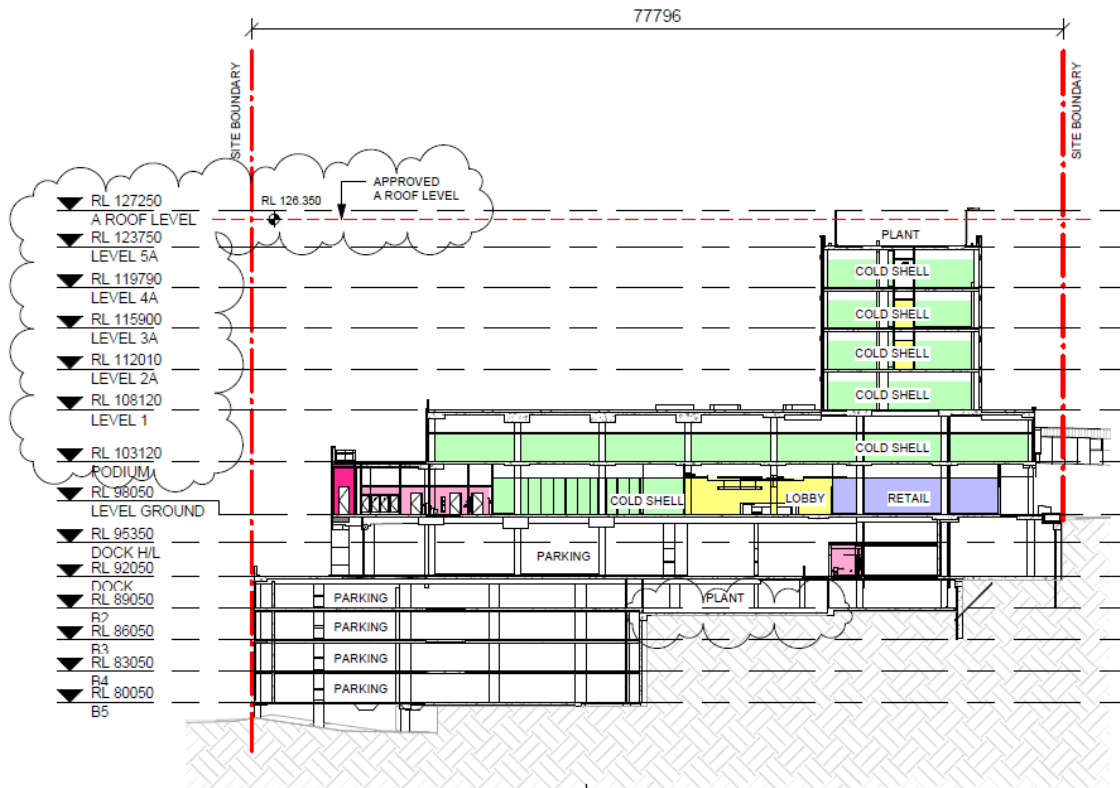


Figure 3: Proposed changes to Tower A (SSD 7543) (Source: Billard Leece Partnership)

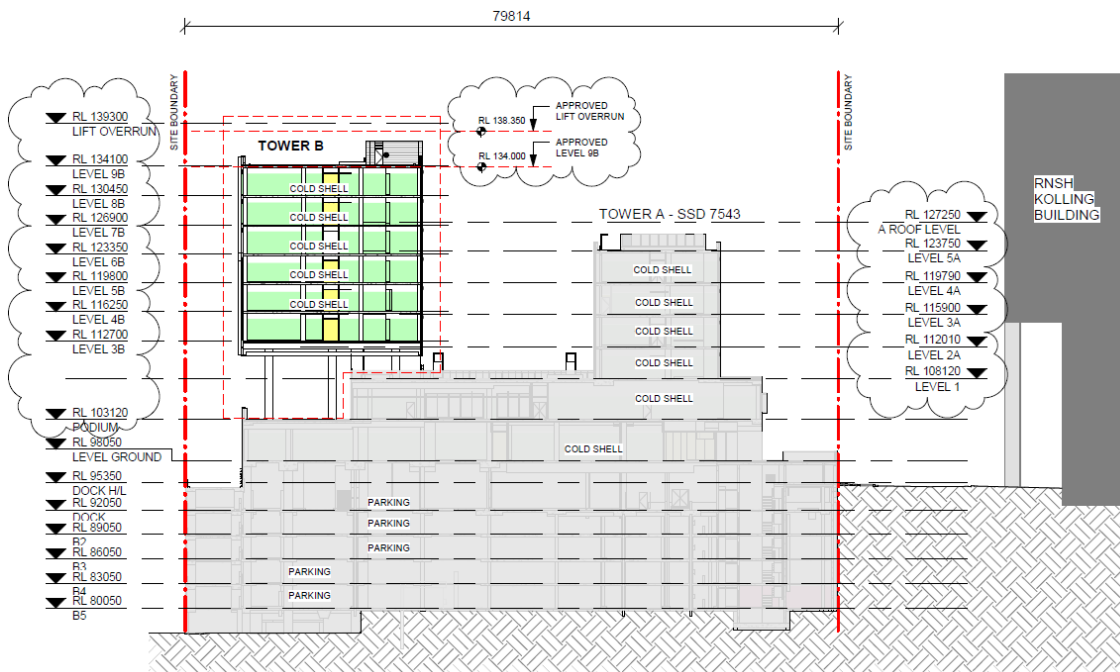


Figure 4: Proposed changes to Tower B (SSD 8499 and SSD 8894) (Source: Billard Leece Partnership)

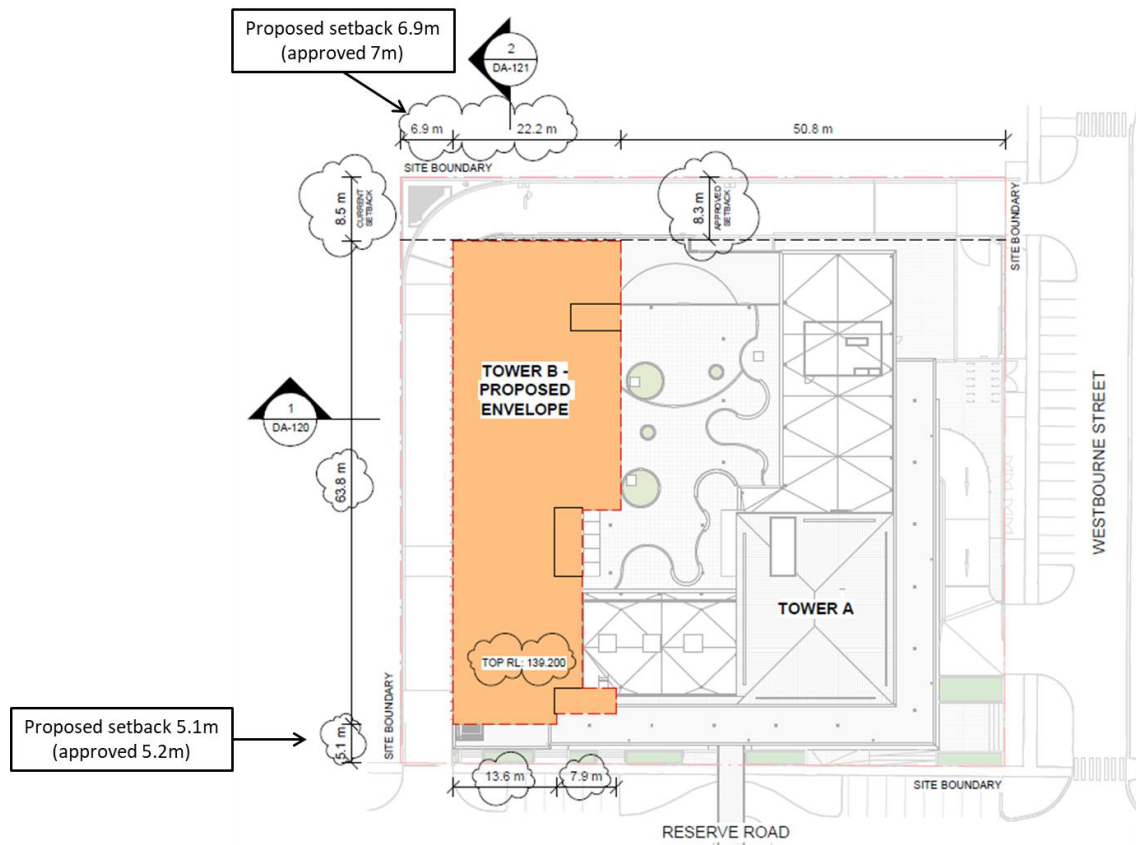


Figure 5: Proposed changes to setbacks (Base source: Billard Leece Partnership)

The proposed modifications described above necessitate amendments to the Development Consents as outlined in the following sections.

The words proposed to be inserted are shown in **bold underline** and words proposed to be deleted are shown in ~~**bold strikethrough**~~.

## 5.1 SSD 7543

### Schedule 1

It is recommended that Schedule 1 Development of SSD 7543 be amended as follows:

#### Development

Construction and operation of new seven storey building, known as 'Tower A', comprising:

- site preparation works, including remediation and bulk excavation works;
- construction and operation of a new seven storey building with ~~11,031~~ **11,702** sqm of gross floor area supporting a surgery facility, a cancer care facility, specialist operating rooms, specialist medical suites, a medical centre, medical imaging, pathology, pharmacy, and convenience retail uses;
- construction of a base car park to accommodate 340 car parking spaces;
- construction of an elevated pedestrian bridge to the adjacent North Shore Private Hospital; and
- landscaping and public domain works.

### Schedule 2 Condition A2

It is recommended that Schedule 2 Condition A2 of SSD 7543 be amended as follows:

#### Terms of Consent

A2. The development may only be carried out:

- in compliance with the conditions of this consent;
- in accordance with all written directions of the Planning Secretary;
- generally in accordance with the EIS as amended by the RtS; ~~and~~
- generally in accordance with the North Shore Health Hub Statement of Environmental Effects Section 4.55(1A) Modification (SSD 7543, 8499 and 8894) and accompanying appendices, prepared by Keylan Consulting Pty Ltd, dated May 2019; and**
- in accordance with the approved plans in the table below:

Architectural (or Design) Drawings prepared by Billard Leece Partnerships Pty Ltd			
Drawing No.	Issue	Name of Plan	Date
A-P-LG5	2	LOWER GROUND LG5 FLOOR PLAN	30/11/17
A-P-LG4	2	LOWER GROUND LG4 FLOOR PLAN	30/11/17
A-P-LG3	5	LOWER GROUND LG3 FLOOR PLAN	30/11/17
A-P-LG2	<del>5</del> <b><u>7</u></b>	LOWER GROUND LG2 FLOOR PLAN	<del>30/11/17</del> <b><u>01/03/2019</u></b>
A-P-LG1	5	LOWER GROUND LG1 FLOOR PLAN	30/11/17
A-P-G	6	GROUND FLOOR PLAN	30/11/17
A-P-1	6	PODIUM LEVEL PLAN	30/11/17
A-P-2	6	LEVEL 1 PLAN	30/11/17
A-P-3	6	LEVEL 2 TO 4 PLAN	30/11/17
A-P-6	5	LEVEL 5 PLAN	30/11/17
A-P-R	5	ROOF PLAN	30/11/17
A-E-N	<del>5</del> <b><u>7</u></b>	ELEVATION NORTH	<del>30/11/17</del> <b><u>01/03/2019</u></b>

<b>Architectural (or Design) Drawings prepared by Billard Leece Partnerships Pty Ltd</b>			
Drawing No.	Issue	Name of Plan	Date
A-E-E	<del>5</del> <u>7</u>	ELEVATION EAST	<del>30/11/17</del> <u>01/03/2019</u>
A-E-S	<del>5</del> <u>8</u>	ELEVATION SOUTH	<del>30/11/17</del> <u>01/03/2019</u>
A-E-W	<del>5</del> <u>7</u>	ELEVATION WEST	<del>30/11/17</del> <u>01/03/2019</u>
A-E-ST	3	STREET ELEVATIONS	30/11/17
A-SE-1	<del>5</del> <u>7</u>	SECTION 1	<del>30/11/17</del> <u>01/03/2019</u>
A-SE-2	<del>5</del> <u>7</u>	SECTION 2	<del>30/11/17</del> <u>01/03/2019</u>
A-E-LB	1	ELEVATIONS – LINK BRIDGE	28/03/2018
A-P-LB	1	LINK BRIDGE PLAN	28/03/2018
A-P-LBR	1	LINK BRIDGE ROOF	28/03/2018
<b>Landscape drawings prepared by Taylor Brammer</b>			
Drawing No.	Issue	Name of Plan	Date
LC01	B	Landscape Concept Plan	15/06/16
Drawing No.	Issue	Name of Plan	Date
C4.01	B	Stormwater Drainage Plan	09/05/16
C4.02	A	Stormwater Drainage Details	09/05/16
C2.01	A	Sediment and Erosion Control Plan	09/05/16

## 5.2 SSD 8499

### Schedule 2 Condition A4

It is recommended that Schedule 2 Condition A4 of SSD 8499 be amended as follows:

*Development in Accordance with Plans and Documents*

A4. The development may only be carried out:

- in compliance with the conditions of this consent;
- generally in accordance with the EIS as amended by the RtS; ~~and~~
- generally in accordance with the North Shore Health Hub Statement of Environmental Effects Section 4.55(1A) Modification (SSD 7543, 8499 and 8894) and accompanying appendices, prepared by Keylan Consulting Pty Ltd, dated May 2019; and
- in accordance with the approved plans in the table below:

<b>Architectural (or Design) Drawings prepared by Billard Leece Partnerships Pty Ltd</b>			
Drawing No.	Rev	Name of Plan	Date
DA 001	G	SITE PLAN	31/10/17
DA 0060	<del>G</del> <u>I</u>	PROPOSED ENEVELOPE PLAN	<del>31/10/17</del> <u>01/03/2019</u>
DA 1600	<del>H</del> <u>J</u>	ENEVELOPE – EAST ELEVATION	<del>14/03/18</del> <u>01/03/2019</u>
DA 1601	<del>G</del> <u>I</u>	ENEVELOPE – SOUTH ELEVATION	<del>31/10/17</del> <u>01/03/2019</u>
DA 1602	<del>G</del> <u>J</u>	ENEVELOPE – WEST ELEVATION	<del>31/10/17</del> <u>01/03/2019</u>
DA 1603	<del>H</del> <u>J</u>	ENEVELOPE – NORTH ELEVATION	<del>14/03/18</del> <u>01/03/2019</u>
DA 1660	<del>H</del> <u>J</u>	INDICATIVE – SECTION A	<del>14/03/18</del> <u>01/03/2019</u>



<b>Architectural (or Design) Drawings prepared by Billard Leece Partnerships Pty Ltd</b>			
Drawing No.	Rev	Name of Plan	Date
DA 1920	<del>G</del> <b>H</b>	INDICATIVE SCHEME – GFA CALCULATIONS	<del>31/10/17</del> <b>17/12/18</b>
DA 1950	G	ENVELOPE PRESPECTIVES – SHEET 01	31/10/17

## 5.3 SSD 8894

### Schedule 2 Condition A2

It is recommended that Schedule 2 Condition A2 of SSD 8894 be amended as follows:

#### Terms of Consent

A2. The development may only be carried out:

- in compliance with the conditions of this consent;
- in accordance with all written directions of the Planning Secretary;
- generally in accordance with the EIS as amended by the RtS; **and**
- generally in accordance with the North Shore Health Hub Statement of Environmental Effects Section 4.55(1A) Modification (SSD 7543, 8499 and 8894) and accompanying appendices, prepared by Keylan Consulting Pty Ltd, dated May 2019; and**
- in accordance with the approved plans in the table below:

<b>Architectural drawings and plans prepared by Billard Leece Partnerships Pty Ltd</b>			
Drawing No.	Rev.	Name of Plan	Date
DA-101	B	SITE PLAN	19/12/17
DA-103A	A	LEVEL 2A & 3B	18/04/18
DA-103B	A	LEVEL 4A & 5B	18/04/18
DA-103C	A	LEVEL 6B	18/04/18
DA-103D	A	LEVEL 7B	18/04/18
DA-103E	A	LEVEL 8B	18/04/18
DA-105	D	LEVEL 9 PLAN	18/04/18
DA-106	B	ROOF LEVEL PLAN	19/12/17
DA-110	B	STREET ELEVATIONS	19/12/17
DA-111	<del>B</del> <b>E</b>	ELEVATION - NORTH	<del>19/12/17</del> <b>01/03/2019</b>
DA-112	<del>B</del> <b>E</b>	ELEVATION - SOUTH	<del>19/12/17</del> <b>01/03/2019</b>
DA-113	<del>B</del> <b>E</b>	ELEVATION - EAST	<del>19/12/17</del> <b>01/03/2019</b>
DA-114	<del>B</del> <b>E</b>	ELEVATION - WEST	<del>19/12/17</del> <b>01/03/2019</b>
DA-115	<del>B</del> <b>E</b>	ELEVATION - SOUTH COURTYARD	<del>19/12/17</del> <b>01/03/2019</b>
DA-120	<del>B</del> <b>E</b>	SECTION 1	<del>19/12/17</del> <b>01/03/2019</b>
DA-121	<del>B</del> <b>E</b>	SECTION 2	<del>19/12/17</del> <b>01/03/2019</b>

## 6 Section 4.55 Assessment

### 6.1 Section 4.55(1A) of the EP&A Act

Section 4.55(1A) of the EP&A Act states:

*A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:*

Section 4.55(1A) Provision	Response
(a) <i>it is satisfied that the proposed modification is of minimal environmental impact, and</i>	The proposed modifications are substantially the same development as the development for which consent was originally granted (SSD 7543, 8499 and 8894). The modifications seek minor amendments to the approved DA plans which have arisen from detailed engineering design to align with the requirements of 5 Star Green Star rating. On this basis, the proposal would result in development that is substantially the same as the originally approved development under the 3 Development Consents.
(b) <i>it is satisfied 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), and</i>	The development, as proposed to be modified, is considered substantially the same development as the developments for which consent was originally granted. The modification seeks minor amendments to height of building, gross floor area and setbacks.
(c) <i>it has notified the application in accordance with:</i> <i>i. the regulations, if the regulations so require, or</i> <i>ii. a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and</i>	DP&E will notify the modification application in accordance with the regulations, as required.
(d) <i>it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.</i>	Consideration will be given to any submissions (if required) to the application should DP&E deem it necessary to advertise and/or notify the proposal in accordance with its notification requirements.

Table 4: Response to section 4.55(1A) Provisions

## 6.2 Section 4.55(3) of the EP&A Act

Section 4.55(3) of the EP&A Act states:

*In determining an application for modification of a consent under this section, the consent authority must take into consideration of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.*

The planning assessment of the proposed development remains generally consistent with the matters considered in the Environmental Impact Statements (EIS) submitted with all 3 SSD applications.

The following assessment considers the relevant matters under section 4.15(1) and demonstrates that the development, as proposed to be modified, will be of minimal environmental impact.

The proposal is consistent with the objects of the EP&A Act as it is considered to promote the orderly and economic use and development of land without resulting in an adverse impact on the environment.

The following section of the report provides the planning assessment against the key statutory environmental planning instruments relevant to the development. The section also includes discussion and assessment of the key issues and matters for consideration pursuant to section 4.15 of the EP&A Act.

## 6.3 Section 4.15(1)(a) Planning Instruments

The original applications addressed the development's level of compliance against relevant planning instruments, including:

- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No. 55 Remediation of Land*
- *State Environmental Planning Policy No. 64 Signage*
- *Draft State Environmental Planning Policy (Remediation of Land)*
- *Willoughby Local Environmental Plan 2012*

The proposed modification will not affect the consistency of the proposed development with the relevant planning instruments.

## 6.4 Environmental Planning and Assessment Regulations

There are no known matters prescribed by the Regulations that are relevant to the consideration of this application.

## 7 Likely impacts of the development

The development, as proposed to be modified, remains generally consistent with the conclusions of the assessments submitted with the original application (SSD 7543, SSD 8499 and SSD 8894).

Notwithstanding, section 4.15(1)(b) of the EP&A Act requires an assessment of the impact of development on environmental impacts (natural and built), and social and economic impacts. These are discussed in detail below.

### 7.1 Built form and urban design

#### Height of Building – Tower A

The approved maximum height of the roof level for Tower A (SSD 7543) is RL 126.350 (excluding lift overrun). The modification seeks an increase to the roof level of 900 mm (max. RL 127.250) to accommodate necessary service zones throughout the Tower. As a result of the roof level increase, the lift overrun will increase to 128.650.

#### Height of Building – Tower B

The approved lift overrun for Tower B (SSD 8499) is RL 138.350. In order to accommodate the required lift overrun the modification seeks to increase the overrun by 950 mm (max. RL 139.300).

#### Assessment and Conclusion

These changes are minimal and will not have a negative impact on overshadowing or amenity to neighbouring properties or the streetscape, due to the location and orientation of the adjusted heights, as shown in Figures 6-8. The Tower A and B lift cores are centrally located on their respective buildings and are both set back from property boundaries.



Figure 6: View from corner of Reserve Road and Westbourne Street (Source: Billard Leece Partnership)



Figure 7: View from Westbourne Street – looking west (Source: Billard Leece Partnership)



Figure 8: View from Reserve Road – looking south (Source: Billard Leece Partnership)



### **Gross floor area – Tower A**

The approved GFA for Tower A (SSD 7543) is 11,031 m<sup>2</sup>. The modification seeks an increase of 671 m<sup>2</sup> to accommodate the LINAC bunkers and associated tenancy in Basement 2 of Tower A. As a result of the GFA increase, the GFA of Tower A will increase from 11,031 m<sup>2</sup> to 11,702 m<sup>2</sup>.

### **Gross floor area – Tower B**

The approved gross floor area for Tower B (SSD 8499) is 6,987 m<sup>2</sup>. The modification seeks a reduction of 111 m<sup>2</sup>. As a result of the GFA decrease, the GFA of Tower B will decrease from 6,987 m<sup>2</sup> to 6,876 m<sup>2</sup>.

### **Assessment and Conclusion**

The modification will result in an increase of the total GFA of Towers A and B from 18,018 m<sup>2</sup> to 18,578 m<sup>2</sup>. The approved GFA resulted in a FSR of 2.9:1 and the proposed GFA results in a FSR of 2.99:1. The proposed GFA does not exceed the allowable GFA per the applicable FSR of 3:1.

These changes are considered minor. The additional GFA on Level Basement 2 of Tower A will not impact the bulk or scale of the building due to its location in the basement. Therefore, the increase in GFA is unlikely to have a negative impact on the overall built form of the development.

### **Setbacks – Tower B**

The approved boundary setbacks of the Tower B building envelope (SSD 8499) are as follows:

- Setback to proposed Lot 2 – 7 m
- Setback to Reserve Road – 5.2 m

The amendment to the Tower B building envelope results in a minor amendment to the setbacks of Tower B to Reserve Road and the northern property boundaries, as shown in Figure 5.

The setback to the proposed Lot 2 will be reduced from 7 m to 6.9 m. The setback to Reserve Road will be reduced from 5.2 m to 5.1 m.

### **Assessment and Conclusion**

The Tower B footprint has been realigned to be consistent with the proposed design configuration of Towers A and B. Further detailed design has resulted in encroachments to the approved setback.

These encroachments are considered negligible. The amended setbacks will not have a negative impact on overshadowing or amenity to neighbouring properties or streetscape, as the overall design and bulk of the building envelope is similar to what has been approved. Therefore, the modification to the setbacks is unlikely to have a negative impact on the overall built form of the development and neighbouring properties.



## **7.2 Traffic and accessibility**

Traffic and parking advice has been prepared by GTA Consultants and is provided at Appendix 3. In summary, the advice states:

- The increase in GFA in basement level two is expected to be used by specialist staff that were already accounted for as part of the transport assessment for the approved development
- The increase in GFA in basement level two is not expected to add any additional demand to the parking and transport impacts detailed as part of the original application

## **7.3 Suitability of the site for the development**

The site remains suitable for the proposed development for the reasons outlined in the EIS lodged in support of the original applications (SSD 7543, SSD 8499 and SSD 8894), and the proposed modifications do not alter these conditions.

## **7.4 Public interest**

The development, as proposed to be modified, continues to be in the public interest as it will provide additional hospital and specialist medical uses and strengthen employment within the St Leonards Health and Education Precinct, without adversely impacting the surrounding environment.

## 8 Conclusion

It is concluded that the proposed modifications are in the public interest and warrant approval for the following key reasons:

- the proposal seeks minor modifications to approved DA plans and will result in development substantially the same as originally approved;
- the proposed built form, scale and design is considered appropriate and articulated to fit within the surrounding precinct;
- the modifications will result in minimal environmental impacts and will have no impact on wind, overshadowing and visual amenity;
- development of the site is complementary to the St Leonards Health and Education Precinct and will reinforce the role of the precinct as identified in the North District Plan;
- the development will facilitate additional employment opportunities and health services in a highly accessible area; and
- the proposal remains consistent with the conclusions of the original application (SSD 7543, SSD 8499 and SSD 8894).