



Strategic Sites and Urban Renewal, Strategic Assessment

Planning Assessment Report

Application to Modify the Minister's Approval for the Royal North Shore Hospital Concept Plan

Major Project 06_0051 Mod 2

1. INTRODUCTION

On 26 March 2008, Urban Planning Outcomes P/L, on behalf of NSW Health (the proponent) lodged an application to modify MP06_0051 (**Tag B**) pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* ("the Act"). The proponent is seeking to modify the Royal North Shore Hospital Concept Plan approval to include the erection of temporary buildings on the site.

2. ORIGINAL APPLICATION

On 13 April 2007, the Minister for Planning approved the Concept Plan comprising the following:

- Establishment of development precincts;
- Total maximum GFA of 178,370m², and maximum GFA for each precinct;
- Broad land use distribution across the precincts;
- Conceptual road design, urban design, open space and heritage design concepts;
- Maximum height of building envelopes;
- Provision of car parking; and
- Improved amenities and services.

Project approval was issued concurrently with the Concept Plan approval for the following:

- Demolition and preparatory works to ground level on the site.

A copy of the original approval is at **Tag C** and a copy of the original assessment report is at **Tag D**.

3. DESCRIPTION OF PROPOSED MODIFICATION

The application seeks to modify the Project Approval for demolition and preparatory works to ground level on the site, to include the approval of temporary demountable buildings that can be erected on the site without further environmental assessment.

The demountable buildings will provide temporary accommodation for staff and equipment during the redevelopment of the hospital. This will allow the hospital to continue delivering essential services while the new buildings are being constructed.

Details of the size and location of the proposed buildings have not been provided, as these details will be dependant on the timing, staging and location of works. The proponent states that the temporary buildings will not affect existing significant trees or car parking on site.

A copy of the submissions from Urban Planning Outcomes P/L is attached at **Tag B**.

4. STATUTORY CONTEXT

Modification of a Minister's approval

The modification application has been lodged with the Director-General pursuant to Section 75W of the Act. Section 75W provides for the modification of a Minister's approval including *revoking or varying a condition of the approval or imposing an additional condition of the approval*.

The modification requires changes to a condition of the Minister's approval. The power to make such a change therefore lies with the Minister.

Environmental Assessment requirements

In this instance, it was not considered necessary to notify the Proponent of environmental assessment requirements pursuant to Section 75W(3) with respect to the proposed modification as sufficient information was provided to the Department to consider the application.

5. CONSULTATION AND EXHIBITION

Under Section 75W of the Act, a request for a modification of an approval does not require public exhibition. However, under Section 75X(2)(f) of the Act, the Director-General is to make publicly available requests for modifications of approvals given by the Minister. In accordance with Clause 8G of the *Environmental Planning and Assessment Regulation 2000*, the request for the modification was placed on the Department's website.

6. CONSIDERATION OF PROPOSED MODIFICATIONS

The proposed Modification seeks to expand the project approval for demolition and preparatory works on the site, to include approval for the erection of temporary demountable buildings. This is to ensure the hospital can continue to deliver services during the redevelopment of the site.

The temporary buildings will be required until the completion of the new buildings approved under the Concept plan approval, which will be the subject of future Major Project applications under Part 3 of the Act.

The hospital site is also considered as Critical Infrastructure under Schedule 5 of the *State Environmental Planning Policy (Major Projects) 2005*.

Full plans and details of the proposed buildings are not required at this stage, due to their temporary nature and location on the development site. However, conditions will be recommended to ensure that the buildings are of minimal environmental impact and are removed once the new permanent buildings approved in the Concept Plan are occupied.

8. MODIFICATION TO CONDITIONS OF APPROVAL

The Department recommends that conditions of approval apply to the proposed modifications. These are included at **Tag A**.

9. CONCLUSION

It is considered that the proposal, as modified, still achieves the same objectives as the originally approved Major Project 06_0051 and does not alter the overall nature, need or justification of the Concept Plan. The temporary demountable buildings are necessary for the construction program and delivery of new facilities for the hospital.

10. DELEGATION

Under the instrument of delegation dated 7 June 2007, the Minister has delegated his functions under Section 75W of the Act relating to modifying Part 3A approvals to the Executive Director Strategic Sites and Urban Renewal.

Having regard to the Urban Assessments Guidelines for Delegates, it is considered appropriate that the application be determined under delegation.

11. RECOMMENDATION

It is recommended that the Executive Director, Strategic Sites and Urban Renewal (as delegate of the Minister for Planning), under Section 75W of the Act:

- (A) consider the findings and recommendations of this report;
- (B) approve the modification, subject to conditions, under Section 75W of the *Environmental Planning and Assessment Act, 1979*; and
- (C) sign the attached Instrument of Modification (**Tag A**).

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