



# Concord Repatriation General Hospital (Concept and Stage 1)

*State Significant  
Development Modification  
Assessment*

*(SSD 9036 MOD 1)*

April 2019

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## Glossary

Abbreviation	Definition
Consent	Development Consent
Council	Canada Bay
Department	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
LEP	Local Environmental Plan
Minister	Minister for Planning
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



# 1. Introduction

This report is an assessment of a request to modify the Concept and Stage 1 Approval (SSD 9036 MOD 1) for the Concord Repatriation General Hospital site located at 1H Hospital Road, Concord West in the Canada Bay local government area.

The request was lodged by Health Infrastructure NSW (the Applicant) on 9 April 2019 pursuant to section 4.55 (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to correct minor errors in Conditions that reference incorrect drawing numbers and/or description of the architectural plans for the project.

## 1.1 Background

The site is located on Rocky Point Peninsula on the southern bank of the Parramatta River and is bounded by Brays Bay to the north and Yaralla Bay to the south. The site is located 11km west of the Sydney CBD and approximately eight kilometres south west of the Parramatta CBD.

The site is elongated in an east to west direction and has an area of approximately 24 ha. The site is bounded by the Parramatta River to the north east and low-density housing to the south west. Rhodes railway station is located approximately 1.4 km to the north west. (see **Figure 1**).



Figure 1 | Site Map

## 1.2 Approval History

On 28 February 2019, development consent was granted by the Executive Director Key Sites and Industry Assessments for the development of the Concord Repatriation General Hospital (Concept and Stage 1) (SSD 9036). The development consent permits the following works:

Stage 1 development:

- new six storey, 44,000 sqm (GFA) Clinical Service Building (CSB) located towards the centre of the site.
- new five storey car park accommodating 590 spaces to the north of Hospital Road, a temporary 300 space on-grade car park and landscaping.

Stage 2 concept (that will be the subject of a further detailed application):

- new eight storey Acute Services Building (ASB) with 38,000 sqm GFA to the north east of the existing main hospital building.
- new five storey car park for approximately 520 spaces adjoining the Stage 1 car park to the north east.



## 2. Proposed Modification

On 9 April 2019, the Applicant lodged a request (SSD 9036 MOD 1) seeking to correct minor errors in the Development Consent which reference incorrect drawing numbers, the name of some architectural plans and the numbering of other conditions. The details of the errors are as follows:

- Schedule 2 Part A, Condition A4 (correct condition numbering).
- Schedule 3 Part A, Conditions A2 (correct architectural drawing numbers, names and dates, delete reference to shadow diagram, include reference to external material finishes), A3 (correct condition numbering), A4 (correct condition number in condition), A10 and A11 (correct condition numbering), A19 (correct condition number in condition).
- Schedule 3, Part C Condition C37 (correct condition number referred to in condition).

The Applicant has indicated that the corrections are necessary for the purposes of clarity and to ensure consistency between the assessment documents submitted with the application.



## 3. Statutory Context

### 3.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification pursuant to section 4.55(1) Modifications involving minor error, misdescription or miscalculation.

Section 4.55(1) 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 approvals:

“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 a development consent granted by it to correct a minor error, misdescription or miscalculation”.

The application seeks approval to correct minor errors in Schedule 2 Part A Condition A4, Schedule 3 Part A Conditions A2, A3, A4, A10, A11 and A19, Schedule 3 Part C Condition C37. The Department is satisfied the proposed modification is within the scope of section 4.55(1) of the EP&A Act and does not constitute a new development application.

### 3.2 Consent Authority

The Minister for Planning is the consent authority for the application. However, the Director, Regional Assessments, may determine the application under delegation.



## 4. Engagement

### 4.1 Department's Engagement

Given the minor nature of the modification application, involving the correction of typographical errors and misdescriptions, the Department did not seek submissions on the application.



## 5. Assessment

The proposal seeks to correct minor errors relating to the architectural plans referenced within Conditions mentioned in section 3.1 of this report. The errors are mostly typographical and relate to drawing reference numbers and/or descriptions. References to shadow diagrams have been deleted because they do not need to be included in the development consent and the omission of references to the exterior material finishes of the development have now been included in the table contained in condition A2 (Schedule 3 Part A).

The Department is satisfied the correction of these errors will accurately reflect the Concord Hospital project approved under the original development consent.



## 6. Recommendation

It is recommended that the Director Regional Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **Determines** that the application for Concord Repatriation General Hospital SSD 9036 MOD 1 falls within the scope of section 4.55(1) of the EP&A Act
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application
- **modify** the consent SSD 9036 MOD 1
- **signs** the attached approval of the modification (Attachment A).

Recommended by:

**Silvio Falato**

Team Leader

Regional Assessments



## 7. Determination

The recommendation is: **Adopted by:**

*AWKd. 11/4/19*

**Anthony Witherdin**

Director

Regional Assessments





# *Appendices*

## **Appendix A – List of Documents**

<http://majorprojects.planning.nsw.gov.au>

## **Appendix B – Notice of Modification**

<http://majorprojects.planning.nsw.gov.au>

