

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Alan Bright
A/Director
Metropolitan & Regional Projects South

Sydney 14 FEBRUARY 2012

SCHEDULE 1

Project Approval: MP06_0172 granted by the Minister for Planning on 13 May 2007

For the following:

- Demolition of all buildings, structures and landscaping at No. 3 Technology Place;
- staged construction of an 18,709sq.m, 208-bed, 6 storey private hospital at No. 3 Technology Place including basement car parking for 228 vehicles, associated site landscaping and infrastructure works and a pedestrian bridge across Technology Place (connecting to No. 2 Technology Place);
- amendments to the basement, internal layout and facade of the building approved on No. 2 Technology Place; and
- use of the proposed building at No. 2 Technology as specialist consulting rooms and the like in conjunction with the private hospital constructed at No. 3 Technology Place.

Modification:

- Partial closure of Technology Place to all inbound and outbound movements at Talavera Road;
- conversion of existing intersection at Talavera Road/Christie Road to a T-intersection;
- Works within the section of Technology Place to remain open, including works at the intersection of Technology Place/Research Park Drive, a turning area at the terminus and redirection of current one-way traffic movements to allow two-way traffic movements;
- works at the Research Park Drive/Talavera Road intersection to accommodate increased traffic movements;
- replacement of existing signage and new signage; and
- landscaping and paving within the closed section of Technology Place.

SCHEDULE 2
CONDITIONS

The Project Approval for MP06_0172 is modified as follows:

a) Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the struck-out words / numbers as follows:

A1. Development Description

Project Approval is granted only to the carrying out of the following development:

- demolition of all buildings, structures and landscaping at No. 3 Technology Place;
- staged construction of an 19,585.9sq.m, 208-bed, 6 storey private hospital at No. 3 Technology Place including basement car parking for 218 vehicles, associated site landscaping and infrastructure works and a 2 level pedestrian bridge across Technology Place (connecting to No. 2 Technology Place);
- amendments to the basement, internal layout and facade of the building approved on No. 2 Technology Place;
- use of the proposed building at No. 2 Technology as specialist consulting rooms and the like in conjunction with the private hospital constructed at No. 3 Technology Place;
- subdivision of land comprised in lot 182 in deposited plan 1112777 to create a stratum lot for the private hospital (at No 3 Technology Place), a stratum lot for the specialist consulting rooms (at No 2 Technology Place) and a freehold lot for the residue of the existing title; and
- ~~Erection and installation of 15 way finding signs including building identification, directional, traffic, car parking and loading dock signage;~~
- **amendment to traffic and access arrangements via the closure of Technology Place at the Talavera and Christie Roads intersection, the upgrade and reconfiguration of the Talavera Road and Research Park Drive intersection and replacement of existing way finding signs and installation of new way finding signs.**

b) Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the struck-out words / numbers as follows:

A2. Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans and documentation:

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|---|
| Macquarie University Private Hospital Environmental Assessment |
| Modifications to Macquarie University Private Hospital Project Application |
| Section 75 W Application 20 September 2007 |
| Modifications to Macquarie University Private Hospital Project Application |
| Section 75 W Application dated 21 October 2008 |
| Modifications to Macquarie University Private Hospital Project Application |
| Section 75 W Application dated 1 November 2008 |
| Modifications to Macquarie University Private Hospital Project Application |
| Section 75 W Application dated 17 March 2009 |
| Modifications to Macquarie University Private Hospital Project Application |
| Section 75 W Application dated 18 January 2010 |
| Modifications to Macquarie University Private Hospital Project Application |

Section 75 W Application dated 16 December 2011

Architectural (or Design) Drawings prepared by Health Projects International Pty Limited Architects, Health Facility Planners, PDT - STH Architects, Rygate & Company Pty Ltd, Minale Tattersfield, TTW Transport Engineers, and Context Pty Ltd.

| Drawing No. | Revision | Name of Plan | Date |
|-----------------------|-----------------|-------------------------------|-------------------|
| SITE 1 | | | |
| MQA-A-P-B1 | 2 | BASEMENT 1 PLAN | 3 October 2006 |
| MQA-A-P-G | 1 | GROUND FLOOR | 3 October 2006 |
| MQA-A-P-3 | 6 | LEVEL 3 | 3 October 2006 |
| MQA-A-P-E1 | 4 | ELEVATIONS | 3 October 2006 |
| SITE 2 STAGE 1 | | | |
| MACQ-A—PL-LOC | 3 | LOCATION PLAN | 4 September 2006 |
| MACQ-A-SITE | 4 | SITE PLAN | 7 September 2006 |
| MQB1-A-P-B1 | 10 | BASEMENT 1 – PARKING | 21 October 2008 |
| MQB1-A-COL-P-B2 | 8 | BASEMENT 2 | 14 September 2007 |
| MQB1-A-COL-P-1 | 8 | LEVEL 1 | 14 September 2007 |
| MQB1-A-P-2 | 8 | LEVEL 2 | 1 November 2008 |
| MQB1-A-COL-P-3 | 7 | LEVEL 3 | 14 September 2007 |
| MQB1-A-COL-P-4 | 5 | LEVEL 4 | 14 September 2007 |
| MQB1-A-P5 | 8 | LEVEL 5 – FUTURE WARD 62 BEDS | 21 October 2008 |
| MQB1-A-P6 | 2 | LEVEL 6 – PLANT | 21 October 2008 |
| MQB1-A-COL-P-R | 1 | ROOF | 3 October 2006 |
| MQB1-A-E1 | 12 | ELEVATIONS | 1 November 2008 |
| MQB1-A-E2 | 11 | ELEVATIONS | 21 October 2008 |
| MQB1-A-S1 | 10 | SECTIONS | 1 November 2008 |
| MQB1-A-COL-S2 | 7 | SECTIONS | 14 September 2007 |
| MQB1-A-SDG | 1 | SHADOW DIAGRAM | 26 September 2006 |
| SITE 2 STAGE 2 | | | |
| MQB2-A-COL-P-G | 3 | GROUND | 14 September 2007 |
| MQB2-A-COL-P-1 | 2 | LEVEL 1 | 14 September 2007 |
| MQB2-A-P-2 | 3 | LEVEL 2 | 1 November 2008 |
| MQB2-A-P5 | 2 | LEVEL 5 – WARD 64 BEDS | 21 October 2008 |
| MQB2-A-P6 | 2 | LEVEL 6 – PLANT | 21 October 2008 |
| MQB2-A-COL-P-R | 1 | ROOF | 3 October 2006 |
| MQB2-A-E1 | 4 | ELEVATIONS | 21 October 2008 |
| MQB2-A-E2 | 4 | ELEVATIONS | 1 November 2008 |
| MQB2-A-S1 | 4 | SECTIONS | 1 November 2008 |
| MQB2-A-COL-P-S2 | 2 | SECTIONS | 14 September 2007 |
| MQB2-A-SDG | 1 | SHADOW DIAGRAM | 26 September 2006 |
| LA 01 | A | LANDSCAPE PLAN | 6 June 2006 |
| LA 02 | A | LEVEL 4 ROOF GARDEN | 6 June 2006 |

| RADIOPHARMACY TENANCY | | | |
|------------------------------|---|---|-------------------|
| DA01 | 1 | Radiopharmacy Unit Site Plan | 23 January 2009 |
| DA02 | 1 | Basement B2 Goods Hoist | 23 January 2009 |
| DA03 | 1 | Basement B1 - Radiopharmacy Unit Hoist Lobby Plan | 23 January 2009 |
| DA04 | 1 | Basement B2 - Radiopharmacy Tenancy Plan | 23 January 2009 |
| SUBDIVISION | | | |
| 72840 | 1 | Proposed Stratum Subdivision – Basement Levels | 17 September 2007 |
| 72840 | 1 | Proposed Stratum Subdivision – Ground, Level 1, Level 2 | 17 September 2007 |
| 72840 | 1 | Proposed Stratum Subdivision – Levels 2 & 3 | 17 September 2007 |
| 73614 | 1 | Plan of Easements for Electricity Purposes | |
| 73626 | 1 | Plan showing Substation Premises No. and Right of Way | 17 March 2009 |
| SIGNAGE PLANS | | | |
| 2 | D | Site Plan | 04.01.2010 |
| 3 | D | Detailed Clinic Site Plan | 04.01.2010 |
| 4 | D | Technology Place Plan | 04.01.2010 |
| 5 | D | Detailed Hospital site Plan | 04.01.2010 |
| 6 | D | Location of Main Entry Marker | 04.01.2010 |
| 8 | D | Main Entry Marker – View from South (excluding photomontage) | 04.01.2010 |
| 13 | D | Talavera Road Approach from North (excluding photomontage) | 04.01.2010 |
| 14 | D | Talavera Road Approach from West | 04.01.2010 |
| 15 | D | Clinic Authorised Parking Signage (excluding photomontage) | 04.01.2010 |
| 16 | D | Wall Mounted Identification Sign Approach from North (excluding photomontage) | 04.01.2010 |
| 17 | D | Approach to Hospital via Research Park Drive | 04.01.2010 |
| 18 | D | Hospital Loading Dock Signage | 04.01.2010 |
| 19 | D | Wall Mounted Identification Sign Approach from West | 04.01.2010 |
| 20 | D | Technology Place Approach from Talavera Road (excluding photomontage) | 04.01.2010 |
| 21 | D | Technology Place Approach | 04.01.2010 |

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|----|---|---|-----------------|
| | | from Research Park Drive (excluding photomontage) | |
| 22 | D | Technology Place Approach from Talavera Road (excluding photomontage) | 04.01.2010 |
| 23 | D | Technology Place Entry to Clinic Grade Parking (excluding photomontage) | 04.01.2010 |
| 24 | D | Technology Place Entry to Clinic Grade Parking | 04.01.2010 |
| 25 | D | Clinic Grade Parking Directional Marker | 04.01.2010 |
| 26 | D | Clinic Grade Parking Exit Marker | 04.01.2010 |
| 27 | D | Technology Place Approach to Research Park Drive | 04.01.2010 |
| 28 | D | Signage Specifications | 04.01.2010 |
| 29 | D | Signage Specifications | 04.01.2010 |
| 30 | D | Quantity of Signs | 04.01.2010 |
| 1 | H | <u>Site Plan</u> | <u>25.01.12</u> |
| 2 | H | <u>Signage Location Plan A</u> | <u>25.01.12</u> |
| 3 | H | <u>Signage Location Plan B</u> | <u>25.01.12</u> |
| 4 | H | <u>Signage Location Plan C</u> | <u>25.01.12</u> |
| 5 | H | <u>Sign Schedule</u> | <u>25.01.12</u> |
| 6 | H | <u>Sign Schedule</u> | <u>25.01.12</u> |
| 7 | H | <u>Proposed Graphics Sign 01</u> | <u>25.01.12</u> |
| 8 | H | <u>Proposed New Sign 02</u> | <u>25.01.12</u> |
| 9 | H | <u>Proposed New Sign 03</u> | <u>25.01.12</u> |
| 10 | H | <u>Proposed New Sign 04</u> | <u>25.01.12</u> |
| 11 | H | <u>Relocate Existing Sign C6</u> | <u>25.01.12</u> |
| 12 | H | <u>Proposed New Sign C12</u> | <u>25.01.12</u> |
| 13 | H | <u>Proposed New Sign C13</u> | <u>25.01.12</u> |

ROAD CLOSURE PLANS

| | | | |
|------------|-----------|--|-------------------|
| <u>C01</u> | <u>P3</u> | <u>Notes and Legends Sheet</u> | <u>25.11.2011</u> |
| <u>C02</u> | <u>P3</u> | <u>Overall Site Plan</u> | <u>25.11.2011</u> |
| <u>C03</u> | <u>P3</u> | <u>Research Park Drive and Talavera Road Roundabout Siteworks Plan</u> | <u>25.11.2011</u> |
| <u>C04</u> | <u>P3</u> | <u>Macquarie University Technology Place Intersection Siteworks Plan</u> | <u>25.11.2011</u> |
| <u>C05</u> | <u>P3</u> | <u>Research Park Drive and Talavera Road Roundabout Pavement Plan</u> | <u>25.11.2011</u> |
| <u>C06</u> | <u>P3</u> | <u>Macquarie University Technology Place Intersection Pavement Plan</u> | <u>25.11.2011</u> |
| <u>C10</u> | <u>P3</u> | <u>Details Sheet 1 of 2</u> | <u>25.11.2011</u> |
| <u>C11</u> | <u>P3</u> | <u>Details Sheet 2 of 2</u> | <u>25.11.2011</u> |

| LANDSCAPE PLANS | | | |
|----------------------|---|--|----------------------|
| <u>LSK 11557 000</u> | - | <u>Coversheet and Schedules</u> | <u>December 2011</u> |
| <u>LSK 11557 001</u> | - | <u>Landscape Opportunities and Constraints</u> | <u>December 2011</u> |
| <u>LSK 11557 002</u> | - | <u>Landscape Concept Plan</u> | <u>December 2011</u> |
| <u>LSK 11557 003</u> | - | <u>Sections</u> | <u>December 2011</u> |
| <u>LSK 11557 004</u> | - | <u>Precedent Images</u> | <u>December 2011</u> |

c) Conditions B25 – B28 to be added by the insertion of bold and underlined words / numbers as follows

B25. Road Occupancy Licence

A Road Occupancy Licence shall be obtained from the Roads and Maritime Services (RMS) for any works that may impact on traffic flows on Talavera Road during construction activities. The proponent is required to submit plans to the RMS for a road occupancy licence at least 10 working days prior to the commencement of works. Plans should be forwarded to the Supervisor Planning Incidents Unit, Transport Operations, Transport Management Centre, 25 Garden Street, Eveleigh NSW 1430.

B26. Technology Place closure

Detailed design plans of the proposed works in Technology Place shall be submitted to the RMS for approval prior to issue of the relevant Construction Certificate and commencement of road works.

B27. Revised Signal design

A revised traffic signal design plan for the closure of Technology Place at Talavera Road shall be submitted to the RMS prior to the issue of the relevant Construction Certificate. The traffic signal plan shall be designed to meet the RMS requirements and endorsed by a suitably qualified practitioner.

The RMS fees for administration, plan checking, civil works inspections and project management shall be paid by the proponent prior to the commencement of works.

B28. Signage

The proponent is to consult with the local traffic committee in relation to any required signage (eg. stop priority or give way) to provide for priority for vehicles from Talavera Road at the intersection with Research Park Drive prior to issue of the relevant Construction Certificate. Any required signage is to be installed at full cost to the proponent to the satisfaction of Ryde Council.

End of Schedule 2