

Notice of Modification

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

David Gainsford
Acting Executive Director
Key Sites and Industry Assessments
Planning Services

Sydney

2016

SCHEDULE 1

Development Approval: **MP 08_0170** granted by the Planning Assessment Commission as delegate of the then Minister for Planning and Infrastructure on 15 January 2010.

For the following: Newcastle Private Hospital Expansion Project, including the construction and operation of an additional hospital building and connection to the existing Kingston Building.

Applicant: Healthscope Operations Pty Ltd

Consent Authority: Minister for Planning

The Land: 158 Croudace Street, and 14 & 20 Lookout Road, New Lambton Heights (Lot 401 and 402 DP 1197237, Lot 2 DP 1080386, and part SP 60845).

Modification: **MP 08_0170 MOD 2:** the modification includes:

- alterations and additions to the approved hospital building, and the existing Kingston Hospital Building; and
- construction of an elevated pedestrian link between the Kingston Building and the Croudace Building.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Administrative 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 for the construction and operation of a **seven** ~~six~~ storey hospital building (of which 3 storeys are for basement car parking), and associated works and infrastructure.

- (b) Schedule 2 Part A – Administrative 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 Proponent shall carry out the project generally in accordance with the following plans, documentation and recommendations made therein:

(a)	The EA (Environmental Assessment titled <i>Proposed Hospital Building “hospital” Lot 132 DP 1053492 & Lot 2 1080386 Lookout Road, New Lambton Heights, City of Newcastle</i> , prepared by ADW Johnson, dated 13 May 2009 and the response to submissions titled <i>Newcastle Private Hospital – Project Application (MP08_0170) Response to Submissions</i> dated 7 October 2009) <u>and as amended by the Section 75W Modification Project Approval (MP08_0170) Newcastle Private Hospital prepared by ADW Johnson, dated September 2015 and Response to Submissions dated November 2015</u>				
(b)	The Statement of Commitments at Appendix 2 prepared by ADW Johnson				
(c)	The Architectural Drawings (key plans also at Appendix 1) prepared by Suters:				
	Project No	Drawing No	Issue	Name of Plan	Date
	40041	SK100	K <u>D</u>	Cover Sheet	06/05/2009
	<u>203046</u>	<u>SK000</u>			<u>undated</u>
	40041	SK101	P <u>D</u>	Site Plan	28/09/2009
	<u>203046</u>				<u>15.07.15</u>
	40041	SK102 SK201	Q <u>H</u>	<u>Basement</u> Level B3 <u>Plan -</u>	25/09/2009
	<u>203046</u>			<u>Extension</u>	<u>05.11.15</u>
	40041	SK103 SK202	T <u>H</u>	<u>Basement</u> Level B2 <u>Plan -</u>	25/09/2009
	<u>203046</u>			<u>Extension</u>	<u>05.11.15</u>
	40041	SK104 SK203	R <u>G</u>	<u>Basement</u> Level B1 <u>Plan -</u>	25/09/2009
	<u>203046</u>			<u>Extension</u>	<u>05.11.15</u>
	40041	SK105 SK204	Q <u>H</u>	Ground Floor <u>Plan -</u>	25/09/2009
	<u>203046</u>			<u>Extension</u>	<u>17.08.15</u>
	40041	SK106 SK205	O <u>G</u>	First Floor Plan - <u>Extension</u>	06/05/2009
	<u>203046</u>				<u>17.08.15</u>
	40041	SK107 SK206	Q <u>G</u>	Second Floor <u>Plan -</u>	08/05/2009
	<u>203046</u>			<u>Extension</u>	<u>17.08.15</u>
	40041	SK108 SK207	N <u>F</u>	Third Floor <u>Plan - Extension</u> Kingston Building	07/05/2009
	<u>203046</u>				<u>17.08.15</u>
	<u>203046</u>	<u>SK209</u>	<u>E</u>	<u>Roof Plan - Extension</u>	<u>21.10.15</u>
	<u>203046</u>	<u>SK210</u>	<u>H</u>	<u>Ground Floor Plan - Link</u>	<u>03.11.15</u>
	<u>203046</u>	<u>SK211</u>	<u>G</u>	<u>First Floor Plan - Link</u>	<u>03.08.15</u>
	<u>203046</u>	<u>SK212</u>	<u>G</u>	<u>Roof Plan - Link</u>	<u>03.08.15</u>
	<u>203046</u>	<u>SK213</u>	<u>E</u>	<u>3D View Hospital Entry</u>	<u>03.08.15</u>

<u>203046</u>	<u>SK401</u>	<u>F</u>	<u>Elevations</u>	<u>21.10.15</u>
<u>203046</u>	<u>SK402</u>	<u>F</u>	<u>Elevations</u>	<u>21.10.15</u>
<u>203046</u>	<u>SK501</u>	<u>F</u>	<u>Sections</u>	<u>21.10.15</u>
<u>203046</u>	<u>SK502</u>	<u>F</u>	<u>Sections</u>	<u>21.10.15</u>
<u>203046</u>	<u>SK901</u>	<u>D</u>	<u>Material Colourboard</u>	<u>21.10.15</u>
40044	SK110	P	Sections	06/05/2009
40044	SK111	Q	Elevation & Section	07/05/2009
40044	SK112	P	Elevations	06/05/2009
10041	SK113	C	3D Images	06/05/2009
10041	SK114	A	Car Park Alterations	28/09/2009
40044	SK115	G	Elevations Study – Materials & Finishes	06/05/2009
10041	SK117	B	Site Analysis	24/02/2009
10041	SK118	C	Site Analysis	11/02/2009
10041	SK119	C	Site Analysis	11/02/2009
10041	SK120	E	Site Analysis	11/02/2009
10041	SK121	H	Croudace House Section	06/05/2009
10041	SK122	C	2009 Equinox	06/05/2009
10041	SK123	C	2009 Solstice	06/05/2009
10041	SK124	D	Existing Site Plan	27/03/2009
NL080045	CSK3		Stormwater Concept Plan	29/07/2009
(d)	Conditions of this approval			

- (c) Schedule 2 Part B – Prior to the Commencement of Works Condition B9 is added by the insertion of the **bold and underlined** words / numbers as follows:

B9. Section 94A Contributions

A total monetary contribution of \$122,900, indexed with CPI, is to be paid to Council, pursuant to Section 94A of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of any Construction Certificate which includes the proposed fourth floor of the building, as approved by Modification 2.

Note:

- a) This condition is imposed in accordance with the provisions of *The City of Newcastle S94A Development Contributions Plan 2009* (updated version operational from 28 August 2015). A copy of the plan may be inspected at Council's Customer Enquiry Centre, ground floor of the City Administration Centre, 282 King Street Newcastle 8.30 am to 5.00 pm, excluding public holidays.**
- b) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of approval of Modification 2 and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment. Therefore any party intending to act on this consent should contact Council's Customer Enquiry Centre for determination of the indexed amount of contribution on the date of payment.**

End of Modification