

Modification of Approval

Section 75W of the Environmental Planning & Assessment Act 1979

I, the Executive Director, Key Sites and Industry Assessments, of the Department of Planning and Environment, in accordance with the Instrument of Delegation issued by the Minister for Planning & Infrastructure, on 16 February 2015, pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* determine to approve the modification to the approval referred to in Schedule 1 in the manner set out in Schedule 2.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 9 May

2017

SCHEDULE 1

Project Approval:	MP 10_0016
Proponent:	Presbyterian Church (NSW) Property Trust
Approval Authority:	Minister for Planning
Land:	Scottish Hospital – 2 Cooper Street, Paddington Lot 2 in DP 607572
For the following:	A Seniors Living Development including: • a 100 bed residential aged care facility, 79 independent living units and support services; • conservation and management of the 'Scottish Hospital' heritage building, together with its adaptive re-use for independent living units; • a loading dock off Stephen Street; • 132 car parking spaces; • remediation; and • a community bus pick-up and drop-off area at the corner of Brown and Cooper Streets.
Modification:	MP 10_0016 MOD 3 – Modification to the Project Approval involving the relocation of the lift and garbage bin store, infill of existing windows and other internal alterations within the Scottish Hospital building.

The Project Approval is modified as follows:

1) Amend Condition A3 by the insertion of **bold and underlined** words/numbers as follows:

A3. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with the Environmental Assessment dated November 2010 prepared by Urbis and all Appendices, except where varied by:

- the Preferred Project Report dated June 2011 and all Appendices;
- the Proponent's Statement of Commitments included in the PPR;
- **the request to modify the Project Approval, prepared by Urbis (dated 7 December 2016), Response to Submissions, prepared by Urbis (dated 10 March 2017) and the heritage impact assessment, prepared by NBR Architecture (dated 18 April 2017); and**
- the following drawings:

Drawing No.	Drawing Title	Revision	Date
Site Plans			
DA101	Demolition Plan	A	07/10/2010
DA102	Key Plan	A	07/10/2010
DA103	Staging Diagram	A	07/10/2010
DA104	Site Plan	B	07/10/2010
Floor Plans			
DA200	Lower basement	A	07/10/2010
DA201	Upper Basement Parking	A	07/10/2010
DA202	Option A - RACF Loading Facility	B	07/10/2010
DA203	Level 02 Plan	B	07/10/2010
DA204	Level 03 Plan	B	07/10/2010
DA205	Level 04 Plan	B	07/10/2010
DA206	Level 05 Plan	B	07/10/2010
DA207	Level 06 Plan	B	07/10/2010
DA208	Level 07 Plan	B	07/10/2010
DA209	Level 08 Plan	B	07/10/2010
DA211	Roof Plan	B	07/10/2010
Measure to maximise privacy of 4 Cooper Street			
DA 213	Measure to maximise privacy of 4 Cooper St	A	06/06/2011
Sections			
DA221	Longitudinal Section A	B	07/10/2010
DA222	Longitudinal Section B	B	07/10/2010
DA223	Cross Section C & D	B	07/10/2010
Elevations			
DA231	North Elevation	B	07/10/2010
DA232	South Elevation	B	07/10/2010
DA231	East Elevation	B	07/10/2010
DA232	West Elevation	B	07/10/2010
Finishes Board			
DA650	Finishes Board - Stephen St ILU/RACF	A	07/10/2010

DA651	Finishes Board - Brown St ILU	B	07/10/2010
DA652	Finishes Board – Glen St View	B	07/10/2010
DA653	Finishes Board – Gatekeepers Lodge ILU	B	07/10/2010
Brown Street ILU Floor Plans			
DA401	Brown St ILU Level 1	B	07/10/2010
DA402	Brown St ILU Level 2	B	07/10/2010
DA403	Brown St ILU Level 3	B	07/10/2010
DA404	Brown St ILU Level 4	B	07/10/2010
DA405	Brown St ILU Level 5	B	07/10/2010
DA406	Brown St ILU Level 6	B	07/10/2010
DA407	Brown St ILU Level 7	B	07/10/2010
DA408	Brown St ILU Level 8	B	07/10/2010
DA410	Brown St ILU Roof Plan	B	07/10/2010
Stephen Street ILU Floor Plans			
DA412	Stephen St ILU Level 1 & 2	A	07/10/2010
DA413	Stephen St ILU Level 3 & 4	A	07/10/2010
DA414	Stephen St ILU Level 5 & Roof Plan	A	07/10/2010
Gate Keepers Lodge ILU Floor Plans			
DA416	Gate Keepers Lodge Level 3 & 4	A	07/10/2010
DA417	Gate Keepers Lodge Level 5 & 6	A	07/10/2010
DA418	Gate Keepers Lodge Level 7 & Roof Plan	A	07/10/2010
Brown Street RACF Floor Plans			
DA420	RACF Building – Level 1	B	07/10/2010
DA421	RACF Building – Level 3	B	07/10/2010
DA422	RACF Building – Level 4	B	07/10/2010
DA423	RACF Building – Level 5	B	07/10/2010
DA425	RACF Building – Level 6	B	07/10/2010
DA426	RACF Building – Level 7	B	07/10/2010
DA427	RACF Building – Roof Plan	B	07/10/2010
Heritage Building ILU Floor Plans			
DA 429	Site Plan	A	07/10/2010
DA 430	Heritage Building - Level 4	A	07/10/2010
DA 431	Heritage Building - Level 5	A	07/10/2010
DA 432	Heritage Building - Level 6	A	07/10/2010
DA 433	Heritage Building - Level 7	A	07/10/2010
DA 434	Heritage Building - Roof Plan	A	07/10/2010
DA 435	North-South Elevations	A	07/10/2010
DA 436	East-West Elevations	A	07/10/2010
DA 437	Sections	A	07/10/2010
DA 438	Sections	A	07/10/2010
Unit Plans			
DA 451	Brown St ILU - Unit Plans - Sheet 1	A	07/10/2010
DA 452	Brown St ILU - Unit Plans - Sheet 2	A	07/10/2010
DA 453	Brown St ILU - Unit Plans - Sheet 3	A	07/10/2010
DA 454	Brown St ILU - Unit Plans - Sheet 4	A	07/10/2010

DA 455	Brown St ILU - Unit Plans - Sheet 5	A	07/10/2010
DA 456	Brown St ILU - Unit Plans - Sheet 6	A	07/10/2010
DA 457	Brown St ILU - Unit Plans - Sheet 7	A	07/10/2010
DA 458	Brown St ILU - Unit Plans - Sheet 8	A	07/10/2010
DA 459	Brown St ILU - Unit Plans - Sheet 9	A	07/10/2010
DA 460	Brown St ILU - Unit Plans - Sheet 10	A	07/10/2010
DA 461	Stephen St ILU - Unit Plans - Sheet 1	A	07/10/2010
DA 462	Stephen St ILU - Unit Plans - Sheet 2	A	07/10/2010
DA 463	Stephen St ILU - Unit Plans - Sheet 3	A	07/10/2010
DA 464	Gate Keeper's Lodge - Unit Plans - Sheet 1	A	07/10/2010
DA 465	RACF ILU - Unit Plans - Sheet 1	A	07/10/2010
DA 466	RACF ILU - Unit Plans - Sheet 1	A	07/10/2010
Privacy screen details			
DA 520	Privacy Screen Details along Stephen Street	A	06/06/2011
Landscape Plans prepared by Aspect Studios, excluding land dedicated to Council for the extension of the Dillon Street Reserve			
10034-SK01	Concept Plan	02	September 2011
10034-SK02	Brown Street Frontage	02	September 2011
10034-SK03	Central Terraces & Entry Plaza	02	September 2011
10034-SK04	Parkland	02	September 2011
10034-SK05	Plants & Materials	02	September 2011
10034-SK06	Central Terraces	02	September 2011
10034-SK07	Street Views	02	September 2011
10034-SK08	WSUD Opportunities	01	June 2011
SK01	Location Plan with existing trees	B	May 2011
SK04	Option 3 - Infill Planting of <i>Waterhousia floribunda</i> and transplanted palms with staged removal of selected weed trees	B	May 2011

Except as modified by the following plans in relation to MP 10 0016 MOD 3 only, and as otherwise provided by the conditions of this approval:

Drawing No.	Drawing Title	Revision	Date
Architectural Plans			
<u>2006067-DA 431</u>	<u>Heritage Building – Level 5</u>	<u>B</u>	<u>07/10/2016</u>
<u>2006067-DA 432</u>	<u>Heritage Building – Level 6</u>	<u>B</u>	<u>07/10/2016</u>
<u>2006067-DA 435</u>	<u>North-South Elevations</u>	<u>B</u>	<u>07/10/2016</u>
<u>2006067-DA 437</u>	<u>Sections</u>	<u>B</u>	<u>07/10/2016</u>
<u>2006067-DA 438</u>	<u>Sections</u>	<u>B</u>	<u>07/10/2016</u>
<u>A-X-P-1111</u>	<u>Refuse Enclosure – Heritage / RACF – Level 5 Plan (pergola support posts added)</u>	<u>A</u>	<u>23/02/2017</u>
<u>A-X-P-1112</u>	<u>Refuse Enclosure – Heritage / RACF – Section Detail A (pergola cover added)</u>	<u>A</u>	<u>23/02/2017</u>

2) Add Condition A10 by the insertion of **bold and underlined** words/numbers as follows:

A10 Limits on modification of approval and amended plans

Modification 3 does not approve the deletion or infill of window W16 G on the bay window feature on the southern elevation of the Scottish Hospital building (Level 6). Prior to the issue of the relevant Construction Certificate for the Scottish Hospital building, the Proponent shall submit amended plans showing the retention of this window (W16 G at Level 6) to the satisfaction of the PCA.

3) Amend Condition D8 by the deletion of ~~struck-out~~ words/numbers and insertion of **bold and underlined** words/numbers as follows:

D8 Archival Recording & Archaeological Requirements

Removal of any exceptional or highly significant fabric must be preceded by photographic archival recording in accordance with the Heritage Branch guidelines for such work.

If any archaeological **deposits and/or** relics are **discovered** ~~uncovered~~ during the ~~course of the~~ construction, all work **must** ~~shall~~ immediately cease in the **affected area(s) and the Heritage Council must be notified. A suitably qualified and experienced archaeologist must be contacted to assess the finds** and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains, shall be submitted to the Heritage Division. **Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.**

The recommendations of the Casey & Lowe Archaeological Impact Assessment are to be adopted, including the obtaining of any necessary archaeological excavation permits from the Heritage Branch.

4) Add Condition D21 by insertion of **bold and underlined** words/numbers as follows:

D21 Level 5 windows within the Scottish Hospital building

The masonry infill of windows NW29 LG, NW30 LG, NW31 LG, NW32 LG, NW33 LG and W7 G (called W11 LG in approved plan DA 431, dated 7/10/2010) on Level 5 must be recessed behind the face of the adjacent wall to enable the interpretation of the original fenestration pattern.

5) Add Condition E25 by insertion of **bold and underlined** words/numbers as follows:

E25. Internal lifts within the Scottish Hospital building

Prior to the issue of an Occupation Certificate for the Scottish Hospital building, the Proponent shall submit evidence, prepared by a suitably qualified person, to the satisfaction of the Secretary demonstrating that the internal lifts within the Scottish Hospital building have been selected, installed and can be maintained in such a manner that they will not result in adverse noise and vibration impacts on the amenity of residents in the adjacent ILU bedrooms.

6) Add Condition E26 by insertion of **bold and underlined** words/numbers as follows:

E26. Boundary fence on Cooper Street

Prior to the issue of an Occupation Certificate for the Scottish Hospital building, the Proponent shall submit evidence to the satisfaction of the PCA demonstrating that the design and materials of the boundary fence adjacent and to the east of the Scottish Hospital building provides an adequate visual screen to the garbage bin store below, when viewed from Cooper Street.

End of Modifications