

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 dated 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the amendments to the conditions in schedule 2 and the amendments to the Statement of Commitments at schedule 3.



A/Director
Industry, Key Sites & Social Projects
Department of Planning and Infrastructure

Sydney 14 DECEMBER 2013

SCHEDULE 1

Application No.:	MP10_0050 granted by the Deputy Director-General, as delegate for the Minister for Planning, on 30 January 2011.
Proponent:	Health Infrastructure
Approval Authority:	Minister for Planning
Land:	Westmead Health Campus, Hawkesbury Road, Westmead (Lot 100 and part Lot 101 in DP1119583)
Project:	Construction of a 8 storey medical research facility for the Westmead Millennium Institute and Westmead Research Hub, including landscaping and a 50 space car park.
Modification:	MP10_0050 MOD 2: ▪ changes to the vehicular access arrangements; ▪ reconfiguration of the pedestrian access through the main entry; ▪ changes to the detailed design of the external façade; ▪ an extension to the work hours during construction; ▪ changes to the ESD requirements for a green star rating; and ▪ changes to the requirement for a travel demand management plan.

SCHEDULE 2

PART A - ADMINISTRATIVE CONDITIONS

Delete condition A2 and replace with the following:

A2 Development in accordance with plans and documents

The development will be undertaken in accordance the following drawings and documents:

Environmental Assessment titled <i>166 – 174 Hawkesbury Road, Westmead; Westmead Millennium Institute and Westmead Research Hub</i> , dated September 2010, prepared by JBA Planning.			
Preferred Project Report titled <i>166 – 174 Hawkesbury Road, Westmead; Westmead Millennium Institute and Westmead Research Hub</i> , dated December 2010, prepared by JBA Planning.			
Statement of Commitments at Schedule 3, prepared by JBA Planning, dated December 2010			
The Section 75W Modification, prepared by JBA dated September 2013			
Architectural (or Design) Drawings prepared by BVN Architects			
Drawing No.	Revision	Name of Plan	Date
DA-A-02	Issue 5	SITE SURVEY PLAN	23.08.10
DA-A-03	Issue 6	SITE ANALYSIS PLAN	24.08.10
DA-D-B1	Issue 4	FLOOR PLAN LEVEL B1 – BASEMENT	23.08.10
DA-D-00	Issue 9	FLOOR PLAN LEVEL 00 – LOWER GROUND	03.09.13
DA-D-00M	Issue 5	FLOOR PLAN LEVEL 00M – MEZZANINE	15.09.10
DA-D-01	Issue 8	FLOOR PLAN LEVEL 01 – UPPER GROUND	03.09.13
DA-D-02	Issue 6	FLOOR PLAN LEVEL 02	25.08.10
DA-D-03	Issue 6	FLOOR PLAN LEVEL 03	25.08.10
DA-D-04	Issue 4	FLOOR PLAN LEVEL 04	25.08.10
DA-D-05	Issue 4	FLOOR PLAN LEVEL 05	25.08.10
DA-D-06	Issue 4	FLOOR PLAN LEVEL 06	25.08.10
DA-D-07	Issue 6	FLOOR PLAN LEVEL 07 – PLANT	25.08.10
DA-D-08	Issue 3	ROOF PLAN	23.08.10
DA-E-01	Issue 7	SOUTH ELEVATION	03.09.13
DA-E-02	Issue 7	WEST ELEVATION	03.09.13
DA-E-03	Issue 7	NORTH ELEVATION	03.09.13
DA-E-04	Issue 7	EAST ELEVATION	03.09.13
DA-F-01	Issue 6	SECTION 01	25.08.10
DA-F-02	Issue 6	SECTION 02	25.08.10
DA-F-03	Issue 6	SECTION 03	25.08.10
DA-F-04	Issue 6	SECTION 04	25.08.10
LD001	Rev B	LANDSCAPE CONCEPT PLAN	15.09.10
LD002	Rev A	PLANT SCHEDULE AND DESIGN STATEMENT	24.08.10

except for:

- any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or

- otherwise provided by the conditions of this approval

PART D – DURING CONSTRUCTION

Delete condition D1 and replace with the following:

D1 Ecologically Sustainable Development

The project will target a 4 star Green Star design rating and the proponent shall further investigate the ESD measures and initiatives outlined within the EA and relevant modification applications.

Delete condition D2 and replace with the following:

D2 Hours of Work

The hours of excavation and work on the development must be as follows:

- All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools etc.) in connection with the approved development must only be carried out between the hours of:
 - 7.00am and 6:00pm on Mondays to Fridays;
 - 7:30am and 4:00pm on Saturdays; and
 - No work must be carried out on Sundays or public holidays.
- Works may be undertaken outside these hours where:
 - the delivery of materials is required outside these hours by the Police or other authorities;
 - It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or
 - the work is approved by the Director General or his nominee.

PART F – DURING OPERATIONS

Delete condition F1 and replace with the following:

F1 Ecologically Sustainable Development

The project will target a 4 star Green Star design rating and the proponent shall further investigate the ESD measures and initiatives outlined within the EA and relevant modification applications.

SCHEDULE 3

PROPONENT'S STATEMENT OF COMMITMENTS

Delete commitment 3 and replace with the following:

3. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- The measures and initiatives outlined within the ESD Report prepared by AECOM (December 2012) will be investigated.
- The development will target compliance with the Engineering Services and Sustainable Development Guidelines Technical Series TS11 (Version 2.0 December 2007).
- The development will target 4 Star Green Star Design Education v1 rating.

Delete commitment 4 and replace with the following:

4. TRANSPORT DEMAND MANAGEMENT

A travel demand management plan, as outlined within the Transport and Access Report prepared by Scape (August 2010), will be prepared and implemented prior to occupation of the building.

Delete commitment 20 and replace with the following:

20. TRAFFIC AND PARKING

- The layout of the proposed car parking areas associated with the subject development will be in accordance with AS 2890.1 – 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
- The swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, will be in accordance with AUSTROADS.
- All vehicles will enter and leave the site in a forward direction.
- All vehicles will be wholly contained on site before being required to stop.
- A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control will be submitted to the Department/Council prior to the issue of a Construction Certificate.
- All works/regulatory signposting associated with the proposed development will be at no cost to the RTA.
- 50 off-street parking spaces will be provided, permanently marked on the pavement and used accordingly. The dimensions for parking spaces and aisle width will be in accordance with AS 2890.1-2004 (minimum of 2.4m wide x 5.4m long clear of columns plus 300mm clearance adjacent walls & 6.2m aisle width minimum).
- 25 bicycle spaces for staff & visitors will be provided including change rooms with toilets, shower facilities & lockers.
- Vehicle access points to the car park that can be accessed from Hawkesbury Road, Westmead will be provided accordingly. Ingress/egress will be provided via Hospital Road and appropriate signage will be erected to maintain vehicle safety.
- The existing vehicle access point located centrally along the site's Hawkesbury Road frontage will be removed upon construction of the development site.
- Driveway and ramp gradients will comply with Clause 2.5, Clause 2.6 and Clause 3.3 of AS2890.1-2004.
- Traffic facilities to be installed, such as; wheel stops, bollards, kerbs, signposting, pavement markings, lighting and speed humps, will comply with AS2890.1-2004.

- A Road Occupancy Permit will be obtained from Council for occupation of any part of footpath or road at or above (including construction and/or restoration of footpath and/or kerb or gutter) during construction of the development. An application for a Road Occupancy Permit will be submitted through Council's Traffic & Transport Services, prior to carrying out construction/restoration works.