

Modification of Minister's Approval

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

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



Anthony Witherdin
Acting Director
Modification Assessments

Sydney 26 May

2016

SCHEDULE 1

Application No:	MP10_0091
Proponent:	JBA Planning
Consent Authority	Minister for Planning
Land:	Sydney Southwest Private Hospital, 24-40 Bigge Street, Liverpool
Development:	Extension to Sydney Southwest Private Hospital, including: • Construction of a four storey hospital extension including an additional level of plant; • Excavation and construction of a basement carpark extension, including provision for 34 car parking spaces, 6 motorcycle spaces and 10 bicycle spaces; • Associated landscaping to Bigge Street and Level 2 courtyards; and • Construction of associated physical infrastructure.
Modification No:	MP10_0091 MOD 1
Modification:	Modifications to the hospital extension including: • Alterations to building floorplates and minor changes to building envelope; • Associated increase in floor space by 640m²; • Additional level of basement parking and 36 additional car parking spaces • Internal changes to hospital layout and uses; • Changes to external façade design; and • Deletion of requirement to achieve 4 star green star rating.

SCHEDULE 2 CONDITIONS

The above approval is modified as follows (additions shown as **bold** and underlined, deletions shown as ~~struck-out~~):

a) Condition A2 is amended as follows:

Development in Accordance with Plans and Documents

A2. The development will be undertaken in accordance with the following drawings and documents:

Environmental Assessment titled <i>Project Application Environmental Assessment Report, 24-40 Bigge Street, Liverpool, Sydney Southwest Private Hospital, submitted to Department of Planning on behalf of Healthscope, dated October 2010, prepared by JBA Planning.</i>			
Preferred Project Report titled <i>Response to Submissions, 24-40 Bigge Street, Liverpool, Sydney Southwest Private Hospital, submitted to Department of Planning on behalf of Healthscope, dated April 2011, prepared by JBA Planning.</i>			
Statement of Commitments at Schedule 3, prepared by JBA Planning, dated April 2011.			
Planning Report entitled 'Modification to MP10_0091 Sydney Southwest Private Hospital' by JBA Planning dated 5 April 2016 and submitted in conjunction with Modification 1.			
Architectural (or Design) Drawings prepared by Woods Bagot <u>SKAr</u>			
Drawing No.	Revision	Name of Plan	Date
A1000	B C	SITE & SETOUT SERIES <u>SITE LOCATION PLAN</u>	24-09-10 <u>01.02.16</u>
A1001	N/A C	SITE & SETOUT SERIES <u>EXISTING SITE SURVEY</u>	24-09-10 <u>01.02.16</u>
A1100	B	SITE & SETOUT SERIES <u>SITE ANALYSIS PLAN</u>	24-09-10 <u>01.02.16</u>
<u>A2200</u>	<u>A</u>	<u>LEVEL BASEMENT</u>	<u>21.03.16</u>
A2201	L E	FLOOR PLANS- LEVEL 00	24-09-10 <u>21.03.16</u>
A2202	L E	FLOOR PLANS- LEVEL 01	24-09-10 <u>21.03.16</u>
A2204	L E	FLOOR PLANS - LEVEL 02	24-09-10 <u>01.02.16</u>
A2205	L E	FLOOR PLANS - LEVEL 03	24-09-10 <u>01.02.16</u>
A2206	L E	FLOOR PLANS- LEVEL 04	24-09-10 <u>01.02.16</u>
A2207	L E	FLOOR PLANS - LEVEL 05	24-09-10 <u>01.02.16</u>
A2208	F	FLOOR PLANS- LEVEL 06 <u>ROOF</u>	24-09-10 <u>02.02.16</u>
A3000	F E	ELEVATIONS EAST ELEVATION	24-09-10 <u>01.02.16</u>
A3001	F	ELEVATIONS NORTH ELEVATION	24-09-10 <u>01.02.16</u>
A3002	F D	ELEVATIONS WEST ELEVATION	24-09-10 <u>01.02.16</u>

A3003	F <u>E</u>	ELEVATIONS SOUTH ELEVATION	24-09-10 <u>01.02.16</u>
A3004	F <u>E</u>	ELEVATIONS SITE CHARACTER NORTH & WEST	<u>01.02.16</u>
A3100	F <u>G</u>	SECTIONS SECTION 01	24-09-10 <u>13.05.16</u>
A3101	F <u>G</u>	SECTIONS SECTION 02	24-09-10 <u>13.05.16</u>
A3102	H	SECTION 03	<u>13.05.16</u>
A9300	B	DRAWING SCHEDULES EXTERNAL FINISHES BOARD	24-09-10 <u>01.02.16</u>

b) Condition B2 is amended as follows:

Ecologically Sustainable Development

B2. The project shall achieve **target** a 4 star Green Star design rating and shall implement the ESD principles and design measures outlined within the EA.

c) Condition B6 is amended as follows:

Developer Contributions

B6. A total monetary contribution of ~~\$737,840~~ **\$1,039,822** must be paid to Liverpool City Council, pursuant to Section 94A and Section 94B(2) of the Environmental Planning and Assessment Act 1979. **This amount is calculated as at the date of Modification 1.**

The monetary contribution must be paid to Council prior to the issuing of a Construction Certificate for the development. As the date of the consent may vary to the actual time of payment of the contribution, Clause 25(4) of the Environmental Planning and Assessment Regulation 2000 allows Council to adjust the contribution to reflect increased costs between the date of the consent and the time of payment. Contributions required as a condition of consent under the provisions of this plan will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Bureau of Statistics. Any party intending to act on this approval should contact Liverpool City Council to determine the indexed contribution amount prior to the date of payment in accordance with the Liverpool City Centre Contributions Plan 2007, December 2007.

d) Condition B6 is amended as follows:

Ecologically Sustainable Development

F1. The project shall achieve **target** ~~as a minimum~~ a 4 star Green Star design rating and shall implement all operational and design measures outlined the EA.

e) Commitment 3.5 of Schedule 3 'Statement of Commitments' is amended as follows:

3.5 BCA and Accessibility BCA The proponent commits to providing a development which is compliant with the BCA 2010 and developing alternative solutions where practicable as outlined in the BCA Report prepared by ~~Blackett Maguire + Goldsmith~~ **McKenzie Group**

End of Modifications