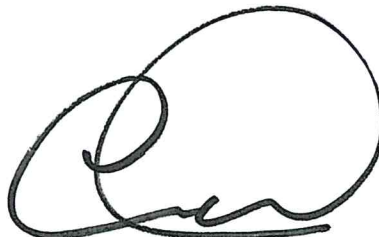


Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 4 April 2013, I approve the modification of the project application referred to in schedule 1, subject to the conditions in Schedule 2.



Executive Director
Development Assessment Systems and Approvals

Sydney **28 MARCH** 2014

SCHEDULE 1

- Project Approval:** MP11_0042 granted by the Minister for Planning and Infrastructure on 9 April 2013.
- Land:** 37 Gloucester Road, Hurstville
(comprising Lot 20, SEC D, DP1426 (Car Park); Lot 12 SEC D DP 1426; Lots 2 and 5, DP 16273; Lots A and B, DP 375463; Lots C1 and C2, DP 377900; Lots A and B, DP 400487; and Lots 1 and 2, DP 045223)
- For the following:** Redevelopment of Hurstville Private Hospital, including:
- Extension and redevelopment of the Medical Centre with a new storey building, 2 levels of basement parking and loading areas;
 - Demolitions and modifications to the existing hospital buildings
 - Bulk earthworks and excavations;
 - New and refurbished basement car park;
 - New floors over existing Imaging Rooms and new adjacent stairs & lift shaft to link to original Administration building:
 - Refurbishment of patient wards (Area 2 and 4);
 - New signage on the Pearl Street frontage;
 - New Landscaping on Pearl Street and Millett Street; and
 - Public domain works including footpaths, lighting and tree planting.
- Modification:** MP11_0042 MOD 1:
- increase in consulting room GFA by 382 sqm;
 - increase in parking by 19 spaces;
 - reduction of building height by 2050mm;
 - internal reconfigurations; and
 - relocation of the oxygen tank and other utilities and services.

SCHEDULE 2 CONDITIONS

- Amend condition A2 as follows:

Development in Accordance with Plans and Documents

- A2 The proponent shall carry out the project generally in accordance with the:
- a) Hurstville Private Hospital Redevelopment Environmental Assessment Report prepared by Inspira Property Group dated 29/10/2012 and appendices; and
 - b) Hurstville Private Hospital Redevelopment Preferred Project Report prepared by Inspira Property Group dated 15/2/2013 and appendices; and
 - c) Hurstville Private Hospital Redevelopment Preferred Project Report: Supplementary Information prepared by Inspira Property Group dated 4/3/2013; and
 - d) Hurstville Private Hospital MP11_0042 s75W Application prepared by Inspira Property Group dated 28/10/2013 and appendices; and**
 - e) The following drawings, except for:
 - i) any modifications which are Exempt' or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Drawing No.	Revision	Name of Plan	Date
DA-00	B	Cover Sheet	8/2/2013
DA-04	B	Drawing List	8/2/2013
DA-01	E	Drawing List	24/10/2013
DA-02	D	Context Analysis	24/10/2013
DA-03	B	Design Response Sheet 1	2/2/2013
DA-03	D	Design Response Sheet 1	24/10/2013
DA-04	B	Design Response Sheet 2	11/2/2013
DA-04	D	Design Response Sheet 2	24/10/2013
DA-05	A	Design Response Sheet 3	11/2/2013
DA-05	C	Design Response Sheet 3	24/10/2013
DA-06	A	Design Response Sheet 4	11/2/2013
DA-06	C	Design Response Sheet 4	24/10/2013
DA-08	A	Materials Board Sheet 1	31/8/2012
DA-08	D	Materials Board Sheet 1	24/10/2013
DA-09	B	Materials Board Sheet 2	8/2/2013
DA-09	D	Materials Board Sheet 2	24/10/2013
DA-10	A	Existing Site Plan	31/8/2012
DA-10	D	Existing Site Plan	24/10/2013
DA-11	A	Existing Lower Basement Plan	31/8/2012
DA-11	D	Existing Lower Basement Plan	24/10/2013
DA-12	A	Existing Upper Basement Plan	31/8/2012
DA-12	D	Existing Upper Basement Plan	24/10/2013
DA-13	A	Existing Ground Floor Plan	31/8/2012
DA-13	D	Existing Ground Floor Plan	24/10/2013
DA-14	A	Existing Level 1 Plan	31/8/2012
DA-14	D	Existing Level 1 Plan	24/10/2013
DA-15	A	Existing Roof Plan	31/8/2012
DA-15	D	Existing Roof Plan	24/10/2013
DA-20	A	Demolition Plan – Lower Basement	31/8/2012
DA020	D	Demolition Plan – Lower Basement	24/10/2013

DA-21	A	Demolition Plan – Upper Basement	31/8/2012
DA-21	D	Demolition Plan – Upper Basement	24/10/2013
DA-22	C	Demolition Plan – Ground Floor	8/2/2013
DA-22	E	Demolition Plan – Ground Floor	24/10/2013
DA-23	A	Demolition Plan – Level 1	31/8/2012
DA-23	D	Demolition Plan – Level 1	24/10/2013
DA-30	C	Proposed Lower Basement Plan	8/2/2013
DA-30	F	Proposed Lower Basement Plan	24/10/2013
DA-31	C	Proposed Upper Basement Plan	8/2/2013
DA-31	E	Proposed Upper Basement Plan	24/10/2013
DA-32	D	Proposed Ground Floor Plan	8/2/2013
DA-32	G	Proposed Ground Floor Plan	28/01/2014
DA-33	C	Proposed Level 1 Plan	8/2/2013
DA-33	E	Proposed Level 1 Plan	24/10/2013
DA-34	C	Proposed Level 2 Plan	8/2/2013
DA-34	E	Proposed Level 2 Plan	24/10/2013
DA-35	C	Proposed Level 3 Plan	8/2/2013
DA-35	E	Proposed Level 3 Plan	24/10/2013
DA-36	C	Proposed Level 4 Plan	8/2/2013
DA-36	E	Proposed Level 4 Plan	24/10/2013
DA-37	C	Proposed roof Plan	8/2/2013
DA037	E	Proposed roof Plan	24/10/2013
DA-40	B	Proposed Elevations Sheet 1	11/2/2013
DA-40	D	Proposed Elevations Sheet 1	24/10/2013
DA-41	B	Proposed Elevations Sheet 2	11/2/2013
DA-41	E	Proposed Elevations Sheet 2	28/01/2014
DA-50	A	Proposed Sections	31/8/2012
DA-50	D	Proposed Sections Sheet 1	24/10/2013
DA-60	C	Shadow Diagrams Sheet 1	8/2/2013
DA-60	E	Shadow Diagrams Sheet 1	24/10/2013
DA-61	C	Shadow Diagrams Sheet 2	8/2/2013
DA-61	E	Shadow Diagrams Sheet 2	24/10/2013
DA-62	C	Shadow Diagrams Sheet 3	8/2/2013
DA-62	E	Shadow Diagrams Sheet 3	24/10/2013
DA-70	C	Proposal Street View Sheet 1	24/10/2013
DA-71	C	Proposal Street View Sheet 2	24/10/2013
Landscape Drawings prepared by <i>Moir Landscape Architecture</i>			
Drawing No.	Revision	Name of Plan	Date
8060.LP01	B	Landscape Plan (Sheet 1)	13/2/2013
8060.LP02	E	Landscape Plan (Sheet 2)	13/2/2013
Survey Drawings prepared by <i>Mitchell Land Surveyors</i>			
Drawing No.	Revision	Name of Plan	Date
931BU	00	Detail & Levels	18/5/2012

- Amend condition A9 as follows:

Section 94A Contribution

A9 In accordance with Section 94B EP&A Act a contribution of 1% of the cost of carrying out the development (estimated at \$322,000 **\$295,000**) shall be paid to Council prior to the issue of an occupation certificate or commencement of use. The amount to be paid is to be adjusted at the time of payment to ensure that it is 1% of the actual cost of carrying out the development. **In this regard, Council is to be provided with evidence of the final cost of the approved works once the project is complete to enable Council to calculate the 1% contribution.**

- Amend condition C2 as follows:

Design Modifications

C2 In order to ensure that the amenity impacts of the proposed car parking deck and other structures at the rear of 12 Millet Street are acceptable, the development shall be amended as follows:

- enlarging the driveway from Gloucester Road including the associated removal of kerbing and trees is not approved, **however the tree directly adjacent the hospital wall may be removed (as per plan DA-10 rev D);**
- ~~the oxygen tank is to be located to near the loading dock on Millett Street near the Pearl Street corner (in a location similar to as shown on the exhibited Drawing DA-31 revision A "Proposed Upper Basement Plan" dated 31/8/2012) and serviced/refilled from the loading dock on Millett Street;~~
- ~~two carparking spaces are to be reinstated to the area released by relocating the oxygen tank (one car space at the rear of the on-grade carpark and one on the deck); and~~
- the proposed barriers and other screening of the deck are to be redesigned to achieve an improved design quality and appearance appropriate to its residential context.

Details shall be submitted to and approved by the PCA prior to the issue of a Construction Certificate for above ground works.

- Amend condition C9 as follows:

Number of Car Spaces

C9 The number of car spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for below ground works.

Car parking allocation (minimum)	Number
Commercial Spaces (including visitor spaces)	87 98
Number of commercial car spaces to be accessible spaces	3
TOTAL CARPARKING SPACES (minimum)	87 98

- Amend condition C10 as follows:

Number of Bicycle Spaces

C10

- A minimum of ~~45~~ **18** bicycle spaces within the basement of the development are to be provided for use by staff. A minimum of seven additional spaces are to be provided for use by visitors located near the main entrance and overlooked by staffed areas. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for above ground works.
- The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities except that:
 - ~~all bicycle parking for occupants of residential buildings must be Class 1 bicycle lockers, and~~
 - all bicycle parking for staff / employees of any land uses must be Class 2 bicycle facilities, and
 - all bicycle parking for visitors of any land uses must be Class 3 bicycle rails.