

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



David Gibson
Team Leader
Social Infrastructure

Sydney

21 July 2021

SCHEDULE 1

Development consent:	SSD-10353 granted by the Executive Director, Infrastructure Assessments on 12 June 2020
For the following:	Detailed design, construction and operation of the Tweed Valley Hospital, in five construction sub-stages, comprising: <ul style="list-style-type: none">• a new hospital building with rooftop helipad.• three buildings for support services (Health Hub) and a substation.• a temporary building (Tweed Skills Centre) accommodating a skills centre during the construction phase.• car parking areas including the detailed design and construction of a multi-deck car park.• internal road layouts, landscaping, wetland rehabilitation, services and signage.• operation and use of the hospital and the ancillary buildings.• public domain works, external roadworks including upgrade to the intersection of Tweed Coast Road and Cudgen Road and a new signalised intersection on Cudgen Road.
Applicant:	Health Administration Corporation
Consent Authority:	Minister for Planning and Public Spaces
The Land:	771 Cudgen Road, Cudgen (Lot 11 DP 1269398)
Modification:	SSD-10353-Mod 1: Minor design changes

SCHEDULE 2

The consent (SSD-10353) is modified as follows:

- a) Schedule 2 Part A – Administrative Conditions 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. The development may only be carried out:

- (a) in compliance with the conditions of this approval;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally, in accordance with the EIS, Response to Submissions (RtS), Supplementary Response to Submissions (SRtS) and the Environmental Management and Mitigation Measures in **Appendix 3 as amended by SSD-10353-Mod-1**; and
- (d) in accordance with the approved plans in the table below:

Architectural Plans prepared by STH and Bates Smart			
Dwg No.	Rev	Name of Plan	Date
STB-AR-SKE-PRW-1000015	2 <u>4</u>	Proposed Site Plan	28/02/2020 <u>15/03/2021</u>
STB-AR-SKE-MHB-200B1001	4 <u>2</u>	General Arrangement Plan Basement	06/09/2019 <u>25/06/2021</u>
STB-AR-SKE-MHB-20LG001	1	General Arrangement Plan Lower Ground	06/09/2019
STB-AR-SKE-MHB-20000001	4 <u>2</u>	General Arrangement Plan Lower Ground Level	06/09/2019 <u>22/02/2021</u>
STB-AR-SKE-MHB-20001001	4 <u>2</u>	General Arrangement Plan Level 1	06/09/2019 <u>22/02/2021</u>
STB-AR-SKE-MHB-2002001	1	General Arrangement Plan Level 2	06/09/2019
STB-AR-SKE-MHB-20003001	4 <u>2</u>	General Arrangement Plan Level 3	06/09/2019 <u>22/02/2021</u>
STB-AR-SKE-MHB-2004001	1	General Arrangement Plan Level 4	06/09/2019
STB-AR-SKE-MHB-2005001	1	General Arrangement Plan Level 5	06/09/2019
STB-AR-SKE-MHB-2006001	1	General Arrangement Plan Level 6	06/09/2019
STB-AR-SKE-MHB-2007001	1	General Arrangement Plan Level 7	06/09/2019
STB-AR-SKE-HUB-2000001	1	Health Hub Ground Level	06/09/2019
STB-AR-SKE-HUB-2001001	1	Health Hub Level 1	06/09/2019
STB-AR-SKE-MCP-20B2001	1	Multi-Deck Carpark Basement 2	06/09/2019
STB-AR-SKE-MCP-20B1001	1	Multi-Deck Carpark Basement 1	06/09/2019
STB-AR-SKE-MCP-2000001	1	Multi-Deck Carpark Ground Level	06/09/2019
STB-AR-SKE-MCP-2001001	1	Multi-Deck Carpark Level 1	06/09/2019
STB-AR-SKE-MCP-2002001	1	Multi-Deck Carpark Level 2	06/09/2019

STB-AR-SKE-MCP-2003001	1	Multi-Deck Carpark Level 3	06/09/2019
STB-AR-SKE-MCP-2004001	1	Multi-Deck Carpark Level 4	06/09/2019
STB-AR-SKE-MCP-2005001	1	Multi-Deck Carpark Level 5	06/09/2019
STB-AR-SKE-MCP-2006001	1	Multi-Deck Carpark Level 6	06/09/2019
STB-AR-SKE-MCP-2007001	1	Multi-Deck Carpark Level 7	06/09/2019
STB-AR-SKE-MHB-21B1001	4 <u>2</u>	Façade Type Plans MHB - Basement	06/09/2019 22/02/2021
STB-AR-SKE-MHB-21LG001	1	Façade Type Plans MHB – Lower Ground	06/09/2019
STB-AR-SKE-MHB-2100001	4 <u>2</u>	Façade Type Plans MHB – Level Ground Level	06/09/2019 22/02/2021
STB-AR-SKE-MHB-2101001	1	Façade Type Plans MHB – Level 1	06/09/2019
STB-AR-SKE-MHB-2102001	1	Façade Type Plans MHB – Level 2	06/09/2019
STB-AR-SKE-MHB-2103001	4 <u>2</u>	Façade Type Plans MHB – Level 3	06/09/2019 22/02/2021
STB-AR-SKE-MHB-2104001	1	Façade Type Plans MHB – Level 4	06/09/2019
STB-AR-SKE-MHB-2105001	1	Façade Type Plans MHB – Level 5	06/09/2019
STB-AR-SKE-MHB-2106001	1	Façade Type Plans MHB – Level 6	06/09/2019
STB-AR-SKE-MHB-2107001	1	Façade Type Plans MHB – Level 7	06/09/2019
STH-AR-SKE-MHB-2500001	4 <u>2</u>	Hospital Helipad and Roof Plan	06/09/2019 22/02/2021
STH-AR-SKE-HUB-2500001	1	Health Hub and Roof Plan	06/09/2019
STH-AR-SKE-MCP-2500001	1	Multi-Deck Carpark Lift Overrun	06/09/2019
STB-AR-SKE-MHB-4000000	4 <u>2</u>	Key Plan Elevations and Sections	06/09/2019 25/02/2021
STB-AR-SKE-MHB-4000001	4 <u>3</u>	Key Elevations 1 and 2	06/09/2019 15/03/2021
STB-AR-SKE-MHB-4000005	4 <u>3</u>	Key Elevations 3 and 4	06/09/2019 15/03/2021
STB-AR-SKE-HUB-4000001	1	Health Hub Elevations Building A	06/09/2019
STB-AR-SKE-HUB-4000010	1	Health Hub Elevations Building B	06/09/2019
STB-AR-SKE-MCP-4000001		Multi-Deck Carpark Elevations 1 and 2	06/09/2019
STB-AR-SKE-MCP-4000002	1	Multi-Deck Carpark Elevations 3 and 4	06/09/2019
STB-AR-SKE-PRW-4000001	1	Continuous Elevations Cudgen Road and Turnock Street	06/09/2019
STB-AR-SKE-MHB-5000001	1	Overall Building Sections A & B.	06/09/2019
STB-AR-SKE-MHB-5000002	4 <u>2</u>	Overall Building Sections C & D.	06/09/2019 22/02/2021

STB-AR-SKE-MHB-5000003	4 3	Overall Building Sections E & F.	06/09/2019 15/02/2021
STB-AR-SKE-MHB-5000004	4 3	Overall Building Sections G & H.	06/09/2019 15/03/2021
STB-AR-SKE-MCP-5000001	1	Multi-Deck Carpark Sections A & B.	06/09/2019
STB-AR-SKE-MCP-5000002	1	Multi-Deck Carpark Section C.	06/09/2019
STB-AR-SKE-HUB-5000001	1	Health Hub Sections A, B, C & D.	06/09/2019
STB-AR-SKE-MHB-6500001	1	Façade System FS-121A / FS-131	06/09/2019
STB-AR-SKE-MHB-6500002	1	Façade System FS-121 / FS-131.	06/09/2019
STB-AR-SKE-MHB-6500003	1	Façade System FS-122.	06/09/2019
STB-AR-SKE-MHB-6500004	1	Façade System FS-123.	06/09/2019
STB-AR-SKE-MHB-6500005	1	Façade System FS-131.	06/09/2019
STB-AR-SKE-MHB-6500006	1	Façade System FS-132 / FS-133.	06/09/2019
STB-AR-SKE-MHB-6500007	1	Façade System FS-111.	06/09/2019
STB-AR-SKE-MHB-6500008	1	Façade System FS-124.	06/09/2019
STB-AR-SKE-MHB-6500009	1	MHB Façade Sections.	06/09/2019
STB-AR-SKE-MCP-6500001	1	Multi-Deck Carpark Façade Types FS-221/ FS-212/ FS-262.	06/09/2019
STB-AR-SKE-MCP-6500002	1	Multi-Deck Carpark Façade Types FS-211/ FS-212/ FS-262.	06/09/2019
STB-AR-SKE-MCP-6500003	1	Multi-Deck Carpark Façade Types FS-212/ FS-263/ FS-211.	06/09/2019
STB-AR-SKE-MCP-6500004	1	Multi-Deck Carpark Façade Types FS-261.	06/09/2019
STB-AR-SKE-HUB-6500001	1	Health Hub Façade Types FS-312.	06/09/2019
STB-AR-SKE-PRW-8100001	4 3	East On-Grade Carpark	06/09/2019 15/03/2021
STB-AR-DWG-PRW-1000012	4	Site Hardstand Zonal	09/12/2019
STB-AR-SKE-MHB-9400050	-	Schedule of External Materials	Undated
STB-AR-DWG-PSC-1000030	2	Prototype Skills Centre Compound Plan	05/09/2019
STB-AR-DWG-PSC-2200001	2	Prototype Skills Centre Ground Floor Plan	05/09/2019
STB-AR-DWG-PSC-2201001	2	Prototype Skills Centre Roof Plan	05/09/2019
STB-AR-DWG-PSC-5000001	3	Prototype Skills Centre Elevations and Sections	05/09/2019
Landscape Plans prepared by <i>Turf Design Studios</i>			
Dwg No.	Rev	Name of Plan	Date
LS-DWG -02-001	7	Tree Removal and Preservation - Plan	23/09/2019

LS-DWG -10-001	7 9	Site-wide Landscaping Plan	23/09/2019 16/02/2021
LS-DWG -10-002	6	Pathway Network Plan	23/09/2019
LS-DWG -10-003	11 12	Zonal Plan	16/03/2020 16/02/2021
LS-DWG -20-001	7	Landscape Plans & Sections - Health Hub & SE Forecourt	23/09/2019
LS-DWG -20-002	6	Landscape Plans & Sections - Southern Entry Plaza	23/09/2019
LS-DWG -20-003	7	Landscape Plans & Sections - Northern Terrace	23/09/2019
LS-DWG -20-004	7 9	Landscape Plans & Sections - Eastern Entry & Green Spine	23/09/2019 16/02/2021
LS-DWG -20-005	7	Landscape Plans & Sections - Western Entry & Green Spine	23/09/2019
LS-DWG -20-006	7	Landscape Plans & Sections - Agriculture Buffer at hospital	23/09/2019
LS-DWG -20-007	4 6	Landscape Plans & Sections - East and west Buffer	23/09/2019 16/02/2021
LS-DWG -20-008	7 9	Landscape Plans & Sections - Central Energy Plant	23/09/2019 16/02/2021
LS-DWG -20-009	7	Landscape Plans & Sections - Lower Ground Courtyards	23/09/2019
LS-DWG -20-010	7	Landscape Plans & Sections - Ground level Terraces	23/09/2019
LS-DWG -20-011 N	7	Landscape Plans & Sections - Lower Ground Courtyards & Terrace	23/09/2019
LS-SCH -90-001	7	Plant Schedules	23/09/2019
		Koala Food Trees Markup Plan	16/03/2019 16/02/2021
Wayfinding Plans prepared by <i>Urbanite</i>			
Dwg No.	Rev	Name of Plan	Date
-	C	GEN - Signage Hierarchy – External	02/08/2019
-	B	GEN - Finishes Schedule	22/07/2019
-	B	GEN - Finishes Schedule	22/07/2019
-	E	External precinct signage masterplan	12/09/2019
-	E	External precinct signage masterplan - Pedestrian Directionals only	12/09/2019
-	B	S1.A - Building ID - Main ID	17/06/2019
-	C	S2.A - Building Entry ID – Main Entry	02/08/2019
-	A	S2.C - Building Entry ID - Emergency	06/09/2019
-	A	S2.B - Building Entry ID - Specialist Entry (East)	06/09/2019
-	C	S3.A - Precinct ID - Cudgen Road Totem	06/09/2019
-	C	S3.A - Precinct ID - Cudgen Road Totem	06/09/2019
-	-	Precinct Signage – Day	-
-	-	Precinct Signage – Night	-
-	-	N Precinct Signage – Day	-
-	-	N Precinct Signage – Night	-

-	D	N S3.B - Precinct ID - Main Entry – Option 1	02/08/2019
-	B	S3.B - Precinct ID - Main Entry – Option 2	02/08/2019
-	D	D1.A - Vehicular Directional - Primary	05/09/2019
-	D	D1.A - Vehicular Directional - Primary	05/09/2019
-	D	D1.B - Vehicular Directional - Roundabout	05/09/2019
-	B	D2 - Pedestrian Directional	17/07/2019
Civil Plans prepared by Robert Bird Group			
Dwg No.	Rev	Name of Plan	Date
RBG-CV-DWG-RI E-80-300	B	Site Plan	28/02/2020
RBG-CV-DWG-RI E-80-301	G.1	General Arrangement - Sheet 1 of 10	28/02/2020 10/02/2021
RBG-CV-DWG-RI E-80-302	H	General Arrangement - Sheet 2 of 10	28/02/2020
RBG-CV-DWG-RI E-80-303	2A	General Arrangement - Sheet 3 of 10	27/05/2019 10/02/2021
RBG-CV-DWG-RI E-80-304	2	General Arrangement - Sheet 4 of 10	27/05/2019
RBG-CV-DWG-RI E-80-305	G	General Arrangement - Sheet 5 of 10	28/02/2020
RBG-CV-DWG-RI E-80-306	E	General Arrangement - Sheet 6 of 10	28/02/2020
RBG-CV-DWG-RI E-80-307	C	General Arrangement - Sheet 7 of 10	28/02/2020
RBG-CV-DWG-RI E-80-308	1	General Arrangement - Sheet 8 of 10	20/05/2019
RBG-CV-DWG-RI E-80-309	D	General Arrangement - Sheet 9 of 10	28/02/2020
RBG-CV-DWG-RI E-80-310	1A	General Arrangement - Sheet 10 of 10	20/05/2019 10/02/2021
RBG-CV-DWG-RI E-80-320-DWG	1	Roadworks Typical Section - Sheet 1 of 2	20/05/2019
RBG-CV-DWG-RI E-80-321-DWG	1	Roadworks Typical Section - Sheet 2 of 2	20/05/2019
RBG-CV-DWG-RI E-82-501	2	Multi-Storey Carpark – Bulk Earthworks Plan	12/09/2019
RBG-CV-DWG-RI E-82-510	1	Multi-Storey Carpark Bulk Earthworks Section (1 of 5)	27/08/2019
RBG-CV-DWG-RI E-82-511	2	Multi-Storey Carpark Bulk Earthworks Section (2 of 5)	12/09/2019
RBG-CV-DWG-RI E-82-512	2	Multi-Storey Carpark Bulk Earthworks Section (3 of 5)	12/09/2019
RBG-CV-DWG-RI E-82-513	1	Multi-Storey Carpark Bulk Earthworks Section (4 of 5)	27/08/2019
RBG-CV-DWG-RI E-82-514	1	Multi-Storey Carpark Bulk Earthworks Section (5 of 5)	27/08/2019

**End of modification
(SSD-10353-Mod-1)**