

Modification of Development Consent

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

As delegate of the Minister for Planning, 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

5 May 2022

SCHEDULE 1

Development consent:	SSD-10353 granted by Executive Director, Infrastructure Assessment 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
The land:	771 Cudgen Road, Cudgen (Lot 11 DP 1246853)
Modification:	SSD-10353-Mod-3: Amendments to approved multi-deck carpark.

SCHEDULE 2

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

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:

Terms of Consent

A1. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (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;
- (e) generally in accordance with the section 4.55 modification application (SSD-10353-Mod-2) document titled Tweed Valley Hospital (Stage 2) SSD-10353 Modification 2, prepared by Lendlease (undated); ~~and~~
- (f) **generally in accordance with the section 4.55 modification application (SSD-10353-Mod-3) document titled Tweed Valley Hospital (Stage 2) SSD-10353 Modification 3, prepared by GeoLINK; and**
- (g) in accordance with the approved plans in the table below:

Architectural Plans prepared by <i>STH and Bates Smart</i>			
Dwg No.	Rev	Name of Plan	Date
STB-AR-DWG-PRW-1000015	A	Site Plan proposed	23/04/21
STB-AR-DWG-MHB-20B1001	24	General Arrangement Plan Basement	16/04/21
STB-AR-DWG-MHB-20LG001	40	General Arrangement Plan Level LG	16/04/21
STB-AR-DWG-MHB-2000001	37	General Arrangement Plan Ground	23/04/21
STB-AR-DWG-MHB-2001001	36	General Arrangement Plan Level 01	23/04/21
STB-AR-DWG-MHB-2002001	37	General Arrangement Plan Level 02	23/04/21
STB-AR-DWG-MHB-2004001	32	General Arrangement Plan Level 03	23/04/21
STB-AR-DWG-MHB-2004001	23	General Arrangement Plan Level 04	23/04/21
STB-AR-DWG-MHB-2005001	20	General Arrangement Plan Level 05	23/04/21
STB-AR-DWG-MHB-2006001	14	General Arrangement Plan Level 06	23/04/21
STB-AR-DWG-MHB-2007001	15	General Arrangement Plan Level 07 & Level 08	23/04/21
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 <u>MDD-AR-SKE-MCP-20B2001</u>	1 <u>4</u>	Multi-Deck Carpark Basement 2 <u>Floor Plan- Basement 2</u>	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE-	1	Multi-Deck Carpark Basement 4 <u>Floor Plan-</u>	06/09/2019

MCP MDD-AR-SKE- MCP-20B1001	4	<u>Basement 1</u>	<u>21/02/2022</u>
STB-AR-SKE- MCP MDD-AR-SKE- MCP-2000001	1 3	Multi-Deck Carpark Ground Level <u>Floor Plan- Ground</u>	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE- MCP MDD-AR-SKE- MCP-2001001	1 3	Multi-Deck Carpark Level 1 <u>Floor Plan- LVL 01</u>	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE- MCP MDD-AR-SKE- MCP-2002001	1 3	Multi-Deck Carpark Level 2 <u>Floor Plan- LVL 02</u>	06/09/2019 <u>21/02/2022</u>
MDD-AR-SKE- MCP MDD-AR-SKE- MCP-2003001	1 3	Multi-Deck Carpark Level 3 <u>Floor Plan- LVL 03</u>	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE- MCP MDD-AR-SKE- MCP-2004001	1 3	Multi-Deck Carpark Level 4 <u>Floor Plan- LVL 04</u>	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE- MCP MDD-AR-SKE- MCP-2005001	1 3	Multi-Deck Carpark Level 5 <u>Floor Plan- LVL 05</u>	06/09/2019 <u>21/02/2022</u>
MDD-AR-SKE- MCP-2005002	2	<u>Lift Over Run-LVL 5 / Roof Plan</u>	<u>21/02/2022</u>
STB-AR-SKE- MCP MDD-AR-SKE- MCP-2006001	1 3	Multi-Deck Carpark Level 6 <u>Floor Plan- LVL 06</u>	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE- MCP MDD-AR-SKE- MCP-2007001	1 3	Multi-Deck Carpark Level 7 <u>Floor Plan- LVL 07</u>	06/09/2019 <u>21/02/2022</u>
STH-AR-SKE- MCP-2500001	1 4	Multi-Deck Carpark-Lift Overrun <u>-LEVEL 7 / Roof Plan</u>	06/09/2019 <u>21/02/2022</u>
STB-AR-DWG- MHB-21B1001	11	Façade Scoping Plan Basement	07/04/21
STB-AR-DWG- MHB-21LG001	14	Façade Scoping Plan Lower Ground	07/04/21
STB-AR-DWG- MHB-2100001	12	Façade Scoping Plan Ground Level	07/04/21
STB-AR-DWG- MHB-2101001	12	Façade Scoping Plan Level 01	07/04/21
STB-AR-DWG- MHB-2102001	12	Façade Scoping Plan Level 02	07/04/21
STB-AR-DWG- MHB-2103001	11	Façade Scoping Plan Level 03	07/04/21
STB-AR-DWG- MHB-2104001	11	Façade Scoping Plan Level 04	07/04/21
STB-AR-DWG- MHB-2105001	11	Façade Scoping Plan Level 05	07/04/21
STB-AR-DWG- MHB-2106001	11	Façade Scoping Plan Level 06	07/04/21

STB-AR-DWG-MHB-2107001	9	Façade Scoping Plan Level 07	07/04/21
STB-AR-DWG-MHB-2500001	10	Main Hospital Helipad and Roof Plan	30/04/21
STH-AR-SKE-HUB-2500001	1	Health Hub and Roof Plan	06/09/2019
STB-AR-SKE-MHB-4000000	2 3	Key Plan Elevations and Sections	25/02/2021 16/2/2022
STB-AR-DWG-MHB-4000001	B	Key Elevations 1 and 2	26/11/21
STB-AR-DWG-MHB-4000005	7	Key Elevations 3 and 4	07/04/21
STB-AR-DWG-MHB-4000601	E	Loading Bay and CEP Elevation	06/01/21
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 MDD-AR-SKE-MCP-4000001	4	Multi-Deck Carpark Elevations 1 and 2	06/09/2019 21/02/2022
STB-AR-SKE-MCP MDD-AR-SKE-MCP-4000002	1 4	Multi-Deck Carpark Elevations 3 and 4	06/09/2019 21/02/2022
STB-AR-SKE-PRW-MCP STB-AR-SKE-PRW-4000001	1 2	Continuous Elevations Cudgen Road and Turnock Street	06/09/2019 16/02/2022
STB-AR-DWG-MHB-5000001	A	Overall Building Sections A & B.	25/06/21
STB-AR-DWG-MHB-5000002	A	Overall Building Sections C & D.	25/06/21
STB-AR-DWG-MHB-5000005	A	Overall Building Sections E & F.	25/06/21
STB-AR-DWG-MHB-5000006	A	Overall Building Sections G & H.	25/06/21
STB-AR-SKE-MCP-MCP MDD-AR-SKE-MCP-5000001	1 4	Multi-Deck Carpark Sections A & B.	06/09/2019 21/02/2022
STB-AR-SKE-MCP MDD-AR-SKE-MCP-5000002	1 4	Multi-Deck Carpark Sections C.	06/09/2019 21/02/2022
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-DWG-	C	Façade System FS-131 South Main Entry.	29/11/21

MHB-6500005			
STB-AR-DWG-MHB-6500201	2	Façade System FS-131 / FS-152 Detail Section / Elevation	20/11/20
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 MDD-AR-SKE-MCP-6500001	4 4	Multi-Deck Carpark Façade Types FS-221/ FS-212/ FS-262.	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE-MCP-6500002 MDD-AR-SKE-MCP-6500002	4 4	Multi-Deck Carpark Façade Types FS-211/ FS-212/ FS-262.	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE-MCP-6500003 MDD-AR-SKE-MCP-6500003	4 4	Multi-Deck Carpark Façade Types FS-212/ FS-263/ FS-211.	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE-MCP-6500004 MDD-AR-SKE-MCP-6500004	4 4	Multi-Deck Carpark Façade Types FS-261.	06/09/2019 <u>21/02/2022</u>
STB-AR-SKE-HUB-6500001	1	Health Hub Façade Types FS-312.	06/09/2019
STB-AR-DWG-PRW-8100001	B	Eastern Carpark	26/11/21
STB-AR-DWG-PRW-1000012	B	Site Hardstand Zonal	18/06/21
STB-AR-DWG-PRW-1000025	C	Site Central Energy Plant Plan	05/07/21
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	9	Site-wide Landscape Plan	16/02/2021
LS-DWG-10-002	6	Pathway Network Plan	23/09/2019
LS-DWG-10-003	13	Zonal Plan	19/01/2022
LS-DWG -20-005	7	Landscape Plans & Sections - Western Entry &	23/09/2019

		Green Spine	
LS-DWG -20-006	7	Landscape Plans & Sections - Agriculture Buffer at hospital	23/09/2019
LS-DWG -20-007	6	Landscape Plans & Sections - East and west Buffer	16/02/2021
LS-DWG -20-008	9	Landscape Plans & Sections - Central Energy Plant	16/02/2021
TRF-LA-DWG-PRW-10-001	E	Site Key Plan	1/12/2020
TRF-LA-DWG-PRW-20-002	E	General Arrangement – Sheet 2 – North Terrace & Courtyards	1/12/2020
TRF-LA-DWG-PRW-20-003	E	General Arrangement – Sheet 3 – Cudgen Rd Arrival	1/12/2020
TRF-LA-DWG-PRW-20-004	E	General Arrangement – Sheet 4 – Main Entry Plaza to East Entry	1/12/2020
TRF-LA-DWG-PRW-20-006	E	General Arrangement – Sheet 6 – East Green Spine	1/12/2020
51-020	A	Sections – Northern Terrace	1/12/2020
51-021	A	Sections – MH Courtyards	1/12/2020
51-040	A	Sections – Main Entry Plaza	1/12/2020
51-060	A	Section – East Green Spine	1/12/2020
		Koala Food Trees Markup Plan	16/02/2021
Wayfinding Plans prepared by <i>Urbanite</i>			
Dwg No.	Rev	Name of Plan	Date
URB-SI-DWG-PRW-0100011-PDF	D	GEN - Signage Hierarchy – External	04/09/20
URB-SI-DWG-PRW-0100021-PDF	B	GEN - Finishes Schedule	22/07/2019
URB-SI-DWG-PRW-0100022-PDF	B	GEN - Finishes Schedule	22/07/2019
URB-SI-DWG-PRW-0100023-PDF	B	GEN - Finishes Schedule	22/07/19
URB-SI-DWG-PRW-02EX001	G	External precinct signage masterplan – Vehicular Wayfinding & Identifica-	27/11/20
URB-SI-DWG-PRW-02EX002	G	External precinct signage masterplan - Pedestrian Wayfinding	27/11/20
URB-SI-DWG-PRW-03S1A01-PDF	E	S1.A - Building ID - Main ID – Sky Sign	24/06/21
URB-SI-DWG-PRW-03S1B01-PDF	E	S1.B - Building Entry ID - Emergency Entry ID - Overview	24/06/21
URB-SI-DWG-PRW-03S2A01-PDF	G	S2.A - Building Entry ID – Main Entry - Overview	25/11/21
URB-SI-DWG-	E	S2.C - Building Entry ID - Emergency -	24/06/21

PRW-03S2C01-PDF		Overview	
URB-SI-DWG-PRW-03S2B01-PDF	E	S2.B - Building Entry ID - Secondary Entry - Overview	24/06/21
XX	A	GEN - Typical Details - Illuminated Letterforms	24/06/21
URB-SI-DWG-PRW-03S3A01-PDF	G	S3.A - Precinct ID - Cudgen Road Totem - Overview and Details	15/10/21
URB-SI-DWG-PRW-03S3B01-PDF	E	S3.B - Precinct ID - Main Entry - Overview	15/10/21
URB-SI-DWG-PRW-03S3B02-PDF	A	S3.B - Precinct ID - Main Entry - Messaging and Location Setout	15/10/21
URB-SI-DWG-PRW-03D1A01-PDF	G	D1.A - Vehicular Directional - Primary- Overview	15/10/21
URB-SI-DWG-PRW-03D1A02-PDF	B	D1.A - Vehicular Directional - Primary - Detail	15/10/21
URB-SI-DWG-PRW-03D1B01-PDF	C	D1.B - Vehicular Directional - Roundabout - Overview	15/10/21
URB-SI-DWG-PRW-03D1B02-PDF	A	D1.B - Vehicular Directional - Roundabout - Detail	15/10/21
URB-SI-DWG-PRW-03D1C01-PDF	E	D1.C - Vehicular Directional - Service Road - Overview	15/10/21
URB-SI-DWG-PRW-03D1C02-PDF	A	D1.C - Vehicular Directional - Service Road - Detail	15/10/21
URB-SI-DWG-PRW-03D2001-PDF	D	D2 - Pedestrian Directional – Totem - Overview and Detail	15/10/20
Materials and Finishes Schedule prepared by Mode			
<u>SSD2 SCH 001</u>	3	<u>Multi-deck Carpark: Exterior Finishes Schedule</u>	<u>28/02/22</u>
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	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	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	General Arrangement - Sheet 6 of 10	28/02/2020

E-80-306			
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	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-3)**