

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

24 October 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: • 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-5: Minor changes to multi-deck car park

SCHEDULE 2

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

1. 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

A2. 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);
- (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) **generally in accordance with the section 4.55 modification application (SSD-10353-Mod-5) document titled Modification Report No. 5 Tweed Valley Hospital SSD-10353: Changes to Multi-deck Carpark, prepared by GeoLINK and dated 19/09/2022; and**
- (h) 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

MDD-AR-SKE-MCP-20B2001	4 <u>7</u>	Floor Plan- Basement 2	21/02/2022 <u>20/07/2022</u>
MDD-AR-SKE-MCP-20B1001	4 <u>7</u>	Floor Plan- Basement 1	21/02/2022 <u>27/07/2022</u>
MDD-AR-SKE-MCP-2000001	3 <u>6</u>	Floor Plan- Ground	21/02/2022 <u>20/07/2022</u>
MDD-AR-SKE-MCP-2001001	3 <u>6</u>	Floor Plan- LVL 01	21/02/2022 <u>20/07/2022</u>
MDD-AR-SKE-MCP-2002001	3 <u>6</u>	Floor Plan- LVL 02	21/02/2022 <u>20/07/2022</u>
MDD-AR-SKE-MCP-2003001	3 <u>4</u>	Floor Plan- LVL 03	21/02/2022 <u>09/09/2022</u>
MDD-AR-SKE-MCP-2004001	3 <u>6</u>	Floor Plan- LVL 04	21/02/2022 <u>08/09/2022</u>
MDD-AR-SKE-MCP-2005001	3	Floor Plan- LVL 05	21/02/2022
MDD-AR-SKE-MCP-2005002	2 <u>6</u>	Lift Over Run-LVL 5 / Roof Plan	21/02/2022 <u>16/09/2022</u>
MDD-AR-SKE-MCP-2006001	3	Floor Plan- LVL 06	21/02/2022
MDD-AR-SKE-MCP-2007001	3 <u>4</u>	Floor Plan- LVL 07	21/02/2022 <u>16/09/2022</u>
MDD-AR-SKE-MCP-2500001	4 <u>8</u>	Lift Overrun LEVEL 7 / Roof Plan (Second construction stage)	21/02/2022 <u>16/09/2022</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	3	Key Plan Elevations and Sections	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
MDD-AR-SKE-MCP-4000001	4 8	Elevations	21/02/2022 16/09/2022
MDD-AR-SKE-MCP-4000002	4 8	Elevations	21/02/2022 16/09/2022
STB-AR-SKE-PRW-4000001	2	Continuous Elevations Cudgen Road and Turnock Street	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
MDD-AR-SKE-MCP -5000001	4 6	Sections	21/02/2022 16/09/2022
MDD-AR-SKE-MCP-5000002	4 8	Sections	21/02/2022 16/09/2022
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-MHB-6500005	C	Façade System FS-131 South Main Entry.	29/11/21
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
MDD-AR-SKE-MCP-6500001	4 6	Façade Types	21/02/2022 20/07/2022
MDD-AR-SKE-MCP-6500002	4 6	Façade Types	21/02/2022 20/07/2022
MDD-AR-SKE-MCP-6500003	4 6	Façade Types	21/02/2022 20/07/2022
MDD-AR-SKE-MCP-6500004	4 6	Façade Types	21/02/2022 20/07/2022

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 11	Landscape Plans & Sections - Western Entry & Green Spine	23/09/2019 02.08.2022
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 Urbanite			
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-PRW-03S2C01-PDF	E	S2.C - Building Entry ID - Emergency - Overview	24/06/21
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			
SSD2 SCH_001	3 4	Multi-deck Carpark: Exterior Finishes Schedule	28/02/22 15/07/22
Civil Plans prepared by Robert Bird Group			
Dwg No.	Rev	Name of Plan	Date
RBG-CV-DWG-RIE-80-300	B	Site Plan	28/02/2020
RBG-CV-DWG-RIE-80-301	G.1	General Arrangement - Sheet 1 of 10	10/02/2021
RBG-CV-DWG-RIE-80-302	H	General Arrangement - Sheet 2 of 10	28/02/2020
RBG-CV-DWG-RIE-80-303	2A	General Arrangement - Sheet 3 of 10	10/02/2021
RBG-CV-DWG-RIE-80-304	2	General Arrangement - Sheet 4 of 10	27/05/2019
RBG-CV-DWG-RIE-80-305	G	General Arrangement - Sheet 5 of 10	28/02/2020
RBG-CV-DWG-RIE-80-306	E	General Arrangement - Sheet 6 of 10	28/02/2020
RBG-CV-DWG-RIE-80-307	C	General Arrangement - Sheet 7 of 10	28/02/2020
RBG-CV-DWG-RIE-80-308	1	General Arrangement - Sheet 8 of 10	20/05/2019
RBG-CV-DWG-RIE-80-309	D	General Arrangement - Sheet 9 of 10	28/02/2020
RBG-CV-DWG-RIE-80-310	1A	General Arrangement - Sheet 10 of 10	10/02/2021
RBG-CV-DWG-RIE-80-320-DWG	1	Roadworks Typical Section - Sheet 1 of 2	20/05/2019
RBG-CV-DWG-RIE-80-321-DWG	1	Roadworks Typical Section - Sheet 2 of 2	20/05/2019
RBG-CV-DWG-RIE-82-501	2	Multi-Storey Carpark – Bulk Earthworks Plan	12/09/2019
RBG-CV-DWG-RIE-82-510	1	Multi-Storey Carpark Bulk Earthworks Section (1 of 5)	27/08/2019
RBG-CV-DWG-RIE-82-511	2	Multi-Storey Carpark Bulk Earthworks Section (2 of 5)	12/09/2019
RBG-CV-DWG-RIE-82-512	2	Multi-Storey Carpark Bulk Earthworks Section (3 of 5)	12/09/2019

RBG-CV-DWG-RIE-82-513	1	Multi-Storey Carpark Bulk Earthworks Section (4 of 5)	27/08/2019
RBG-CV-DWG-RIE-82-514	1	Multi-Storey Carpark Bulk Earthworks Section (5 of 5)	27/08/2019

2. Schedule 2 Part B – Prior to Commencement of Construction, condition B30 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck out~~ words/numbers as follows:

B30. The car parking design plans for car parking / bicycle parking areas or facilities must demonstrate that at the commencement of operation of the new hospital building:

- (a) a minimum of ~~1201~~ **1203** on-site car parking spaces (~~within~~ **inclusive of** the multi-deck carpark, ~~and the~~ at grade car park **and short-term parking spaces**) are provided on the Site; and
- (b) 23 drop-off / pick-up bays are provided on the Site.

**End of modification
(SSD-10353-Mod-3)**