

Notice of Modification

Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation 16 February 2015, I modify the development consent referred to in schedule 1, subject to the conditions in schedule 2.



Anthony Witherdin
Acting Director
Regional Assessments

Sydney 7 August 2015

SCHEDULE 1

Application No.:	SSD 6074
Applicant:	Healthscope
Consent Authority:	Minister for Planning and Infrastructure
Land:	Norwest Private Hospital, 11 Norbrik Drive, Bella Vista (Norwest Business Park)
Development:	Expansion to the Norwest Private Hospital, including: • construction of a new wing comprising 3 levels above the existing ground level and basement car park in the western part of the site; • changes to the internal configuration of the existing hospital at ground and Level 1; • a minor extension to the building envelope above the ambulance bay at Level 1; • a revised parking layout in the basement and at ground level to accommodate the new lift and stairs; • a new opening along the south-western elevation of the basement carpark for vehicle access to a new external parking area; • landscape works; and • associated infrastructure works.
Modification	SSD 6074 MOD 1: modification for internal and external amendments to the approved west wing of the hospital.

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

- 1) Condition A2 is amended by the insertion of **bold and underlined** words/numbers and deletion of struck-out words/numbers as follows:

Development in Accordance with Plans and Documents

A2 The Applicant shall carry out the development generally in accordance with the:

- a) Environmental Impact Statement titled *Norwest Private Hospital Expansion*, prepared by MacroPlanDimasi, dated December 2013 and appendices;
- b) Response to Submissions report titled *Norwest Private Hospital Expansion - Response to Submissions*, prepared by MacroPlanDimasi, dated 13 February 2014; and
- c) **Modification Application titled Section 96 – SSD 6074, Norwest Private Hospital dated 11 May 2015; and**
- d) following drawings, except for:
 - i) any modifications which are 'Exempt' or 'Complying Development'; and
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Health Projects International			
Drawing No.	Revision	Name of Plan	Date
NWP12-DGR-V	1	Artist Impression Perspectives	1/11/2013
NWP12-DGR-PM	1	View and Photomontages	1/11/2013
NWP12-DGR-B1	1	Basement Level Floorplan (overall)	1/11/2013
NWP12-DGR-SS	1	Site Survey Plan	1/11/2013
NWP12-DGR-L	1	Landscape Plan	1/11/2013
NWP12-DGR-1	4 <u>2</u>	Level 1 Floor plan (overall)	1/11/2013 <u>18/03/2015</u>
NWP12-DGR-2	4 <u>2</u>	Level 2 Floor plan (overall)	1/11/2013 <u>18/03/2015</u>
NWP12-DGR-3	4 <u>2</u>	Level 3 Floor Plan (overall)	1/11/2013 <u>18/03/2015</u>
NWP12-DGR-4	4 <u>2</u>	Level 4/Roof Plan (overall)	1/11/2013 <u>18/03/2015</u>
NWP12-DGR-SA	1	Site Analysis	1/11/2013
NWP12-DGR-G	4 <u>2</u>	Ground Level Floor Plan (overall)	1/11/2013 <u>18/03/2015</u>
NWP12-DGR-S	4 <u>2</u>	Sections	1/11/2013 <u>18/03/2015</u>
NWP12-DGR-E	4 <u>2</u>	Elevations	1/11/2013 <u>18/03/2015</u>

- 2) Condition A8 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Section 94A Contribution

A8 In accordance with Section 94B EP&A Act a contribution of 1% of the cost of carrying out the development (~~estimated at \$587,400~~) 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: ~~the time of payment to ensure that it is 1% of the actual cost of carrying out the development.~~

- (i) **having regard to the additional cost of works arising from the Section 96 application as outlined in the Quantity Surveyor's report prepared by WT Partnership dated 15 May 2015; and**
- (ii) **at the time of payment in accordance with the provisions of the Hills Section 94A Contributions Plan to ensure that it is 1% of the actual cost of carrying out the development.**

END OF MODIFICATIONS TO SSD 6074 MOD 1