NORWEST ASSOCIATION LIMITED CONDITIONS OF DEVELOPMENT CONSENT



Application No:

DA 704

Site:

7 - 11 Norbrik Drive, Bella Vista

Lot 102 in DP1139109

Project:

s96(1A) Minor Alterations to External Windows

and Internal Configurations

Applicant:

Macroplan Dimasi

Approval Date:

1 July 2015

Norwest Association Limited ACN 003 443 883

Suite 402, 5 Celebration Drive Norwest Business Park Bella Vista NSW 2153

Telephone (02) 8824 9821 Facsimile (02) 8824 8497

1. The proposed alterations are approved in accordance with the details submitted with the application dated 19 June 2015, the Statement of Environmental Effects dated 11 May 2015 and drawings as follows and the previous Norwest Association Limited Consent No. 627 dated 18 November 2013:

Drawing Number	Title
NWP12-DGR-V 1	Artist Impressions
NWP12-DGR-SS 1	Site Survey Plan
NWP12-DGR-SA 1	Site Analysis
NWP12-DGR-PM 1	View & Photomontages
NWP12-DGR-B1 1	Basement Level Floor Plan
NWP12-DGR-G 2	Ground Level Floor Plan
NWP12-DGR-12	Level 1 Floor Plan
NWP12-DGR-22	Level 2 Floor Plan
NWP12-DGR-3 2	Level 3 Floor Plan
NWP12-DGR-4 2	Level 4/ Roof Plan
NWP12-DGR-E 2	Elevations
NWP12-DGR-S 2	Sections

- 2. All waste to be removed in accordance with the details as set out in the Statement of Environmental Effects and to the requirements of Council.
- 3. All fitout works to be undertaken as specified and without impacting upon tenancies and other activities in the building particularly by way of dust, noise and waste removal.
- 4. Any external signage is to be subject to an application being submitted to Norwest Association Limited.

ALAN ZAMMIT AM

Chairman

Norwest Association Limited



11 May 2015

David Gibson

Team Leader - Social Infrastructure Department of Planning & Environment GPO Box 39 SYDNEY NSW 2001

Dear David,

Re: Section 96 - SSD 6074 Norwest Private Hospital

We refer to the Department's Determination of Norwest Private Hospital at No. 11 Norbrik Drive, Bella Vista (SSD) 6074 in The Hills Local Government Area (LGA).

SSD 6074 was determined on the 9 April 2014 and was approved with conditions to allow expansion of Norwest Private Hospital including construction of a new wing consisting of three additional floors comprising new patient wards and surgical and medical suites, with direct interface with the existing hospital at level 1 and new link corridors at levels two and three. Car parking at basement and ground level will remain and will be reconfigured to increase the number of spaces.

(http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=60_74)

Approved works for expansion to the Norwest Private Hospital, include:

- 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;
- Minor extension to the building envelope above the ambulance bay at Level 1;
- Revised parking layout in the basement and at ground level to accommodate the new lift and stairs;
- 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.



It is confirmed that these amendments are is still in accordance with the approved FSR, height of building and set back controls and will not present any adverse environmental planning effects to adjoining properties, occupants or the wider Norwest Business Park area.

Please also note that a minor expansion to the Emergency Department was approved by The Hills Council on 9 April 2015 through a change of use to an adjoining retail unit comprising 89m² - Ref No.:1105/2015/HA. This did not alter the FSR. The approved plans are attached for reference only.

In summary this modification to SSD 6074 seeks to alter the following quantitative aspects of the approved expansion:

- An addition of seven hospital beds Intensive Care Unit (ICU).
- Reduction of the total floor area dedicated for medical consulting suites from 900m² to 387m².
- There is in effect a nominal decrease in gross floor area (113m²) arising from the expansion of essential plant rooms on level 2 where the new CSSD Plant Room replaces 59m² of medical suites, whilst 54m² of corridor and medical records will become part of Plant Room 6.
- Estimated staff increased number of hospital nursing staff (3 more) and reduction in number of potential medical suite staff (9 less).
- No increase in car parking as approved ratios are ample to meet Council's parking standards, as per the attached traffic and transport report.

Owner's consent is enclosed and endorsement by Norwest Association has been sought, as required under the land title, being part of Norwest Business Park.

The applicant, Healthscope Operations Pty Ltd, has no political donations to declare.

We trust this information is sufficient for the purposes of assessing this modification to SSD 6074 under Section 96 of the Environmental Planning and Assessment Act. Please do not hesitate to contact our office on 9221 5211 should you require any further information.

Yours sincerely,

Philadeline

Patricia Docherty MRTPI MPIA

Senior Consultant Planner



ARTIST IMPRESSION - NORTH EAST VIEW



ARTIST IMPRESSION - NORTH WEST VIEW

Project NORWEST PRIVATE HOSPITAL

A, B AND D Principal
HEALTHSCOPE LIMITED

Overlag 1788
NEW WING PROJECT
ARTIST IMPRESSION PERSPECTIVES

ISSUED FOR DGR SUBMISSION

NORWEST ASSOCIATION LIMITED APPROVED DEVELOPMENT PLAN SUBJECT TO THE CONDITIONS OF APPROVAL No.D.A.704

This Approval is not a Development Consent

under the Environmental Planning & Assess-ment Act 1979. The approved development will still require such Development Consent from The Hills Shire Council.

DATED: 114 2015

Directo

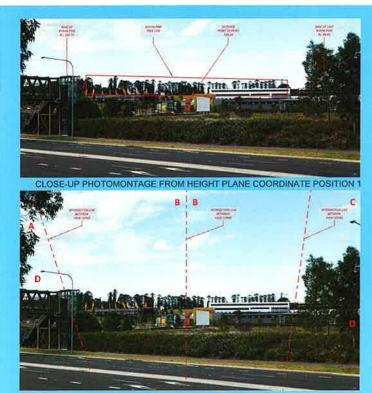
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PERSPECTIVE VIEW 1: SOUTHERN ELEVATION OF PROPOSED HOSPITAL EXTENSION VIEWED FROM NORBRIK DRIVE



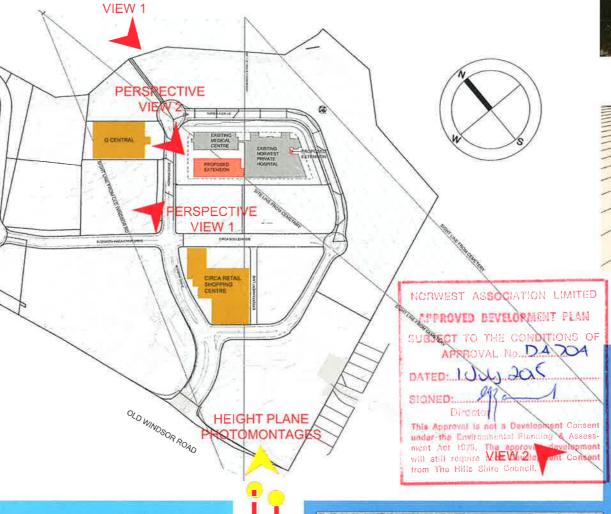
PERSPECTIVE VIEW 2: NORTHERN ELEVATION OF PROPOSED HOSPITAL EXTENSION VIEWED FROM NORBRIK DRIVE



PHOTOMONTAGE FROM HEIGHT PLANE COORDINATE POSITION 1

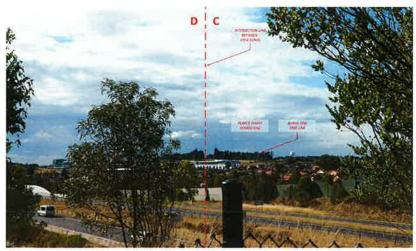


 $\underline{\text{VIEW 1:}}$ VIEW OF EXISTING NORWEST PRIVATE HOSPITAL AND MEDICAL CENTRE FROM BELLA VISTA FARM

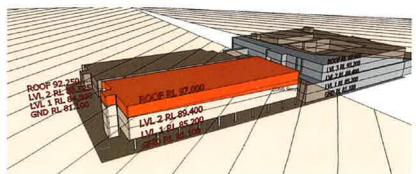




HEIGHT PLANE COORDINATE POSITION 2



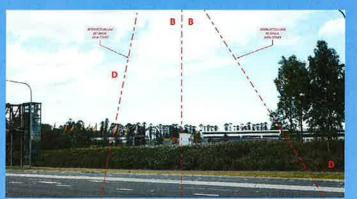
VIEW 2: VIEW OF NORWEST PRIVATE HOSPITAL FROM PEARCE FAMILY CEMETERY



HEIGHT PLANE VIEW: PERSPECTIVE VIEW OF PROPOSED HOSPITAL EXTENSION & HEIGHT PLANES



CLOSE-UP PHOTOMONTAGE FROM HEIGHT PLANE COORDINATE POSITION 2



PHOTOMONTAGE FROM HEIGHT PLANE COORDINATE POSITION 2

HEIGHT PLANE COORDINATE POSITION 1

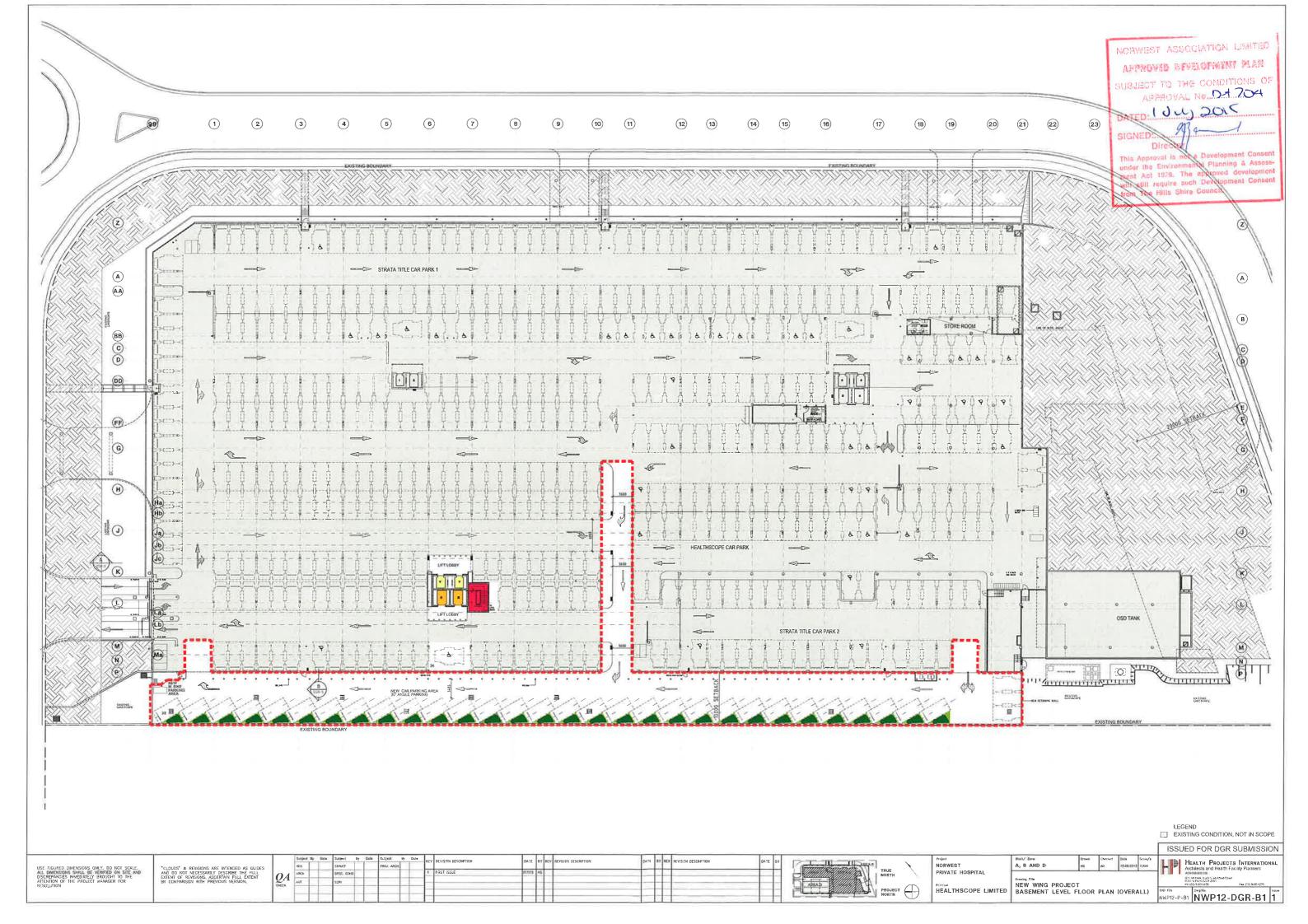
Principal
HEALTHSCOPE LIMITED

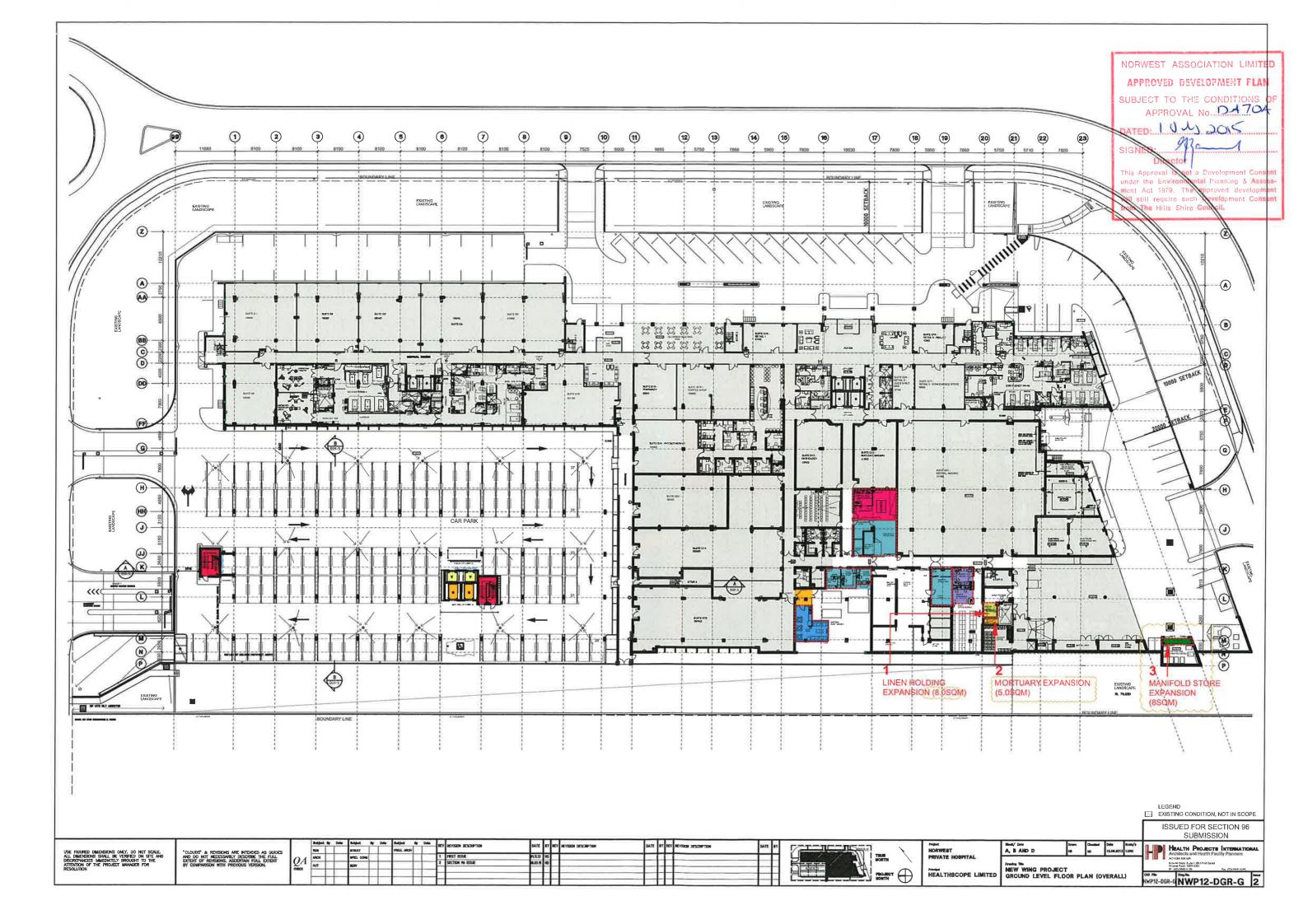
NORWEST PRIVATE HOSPITAL

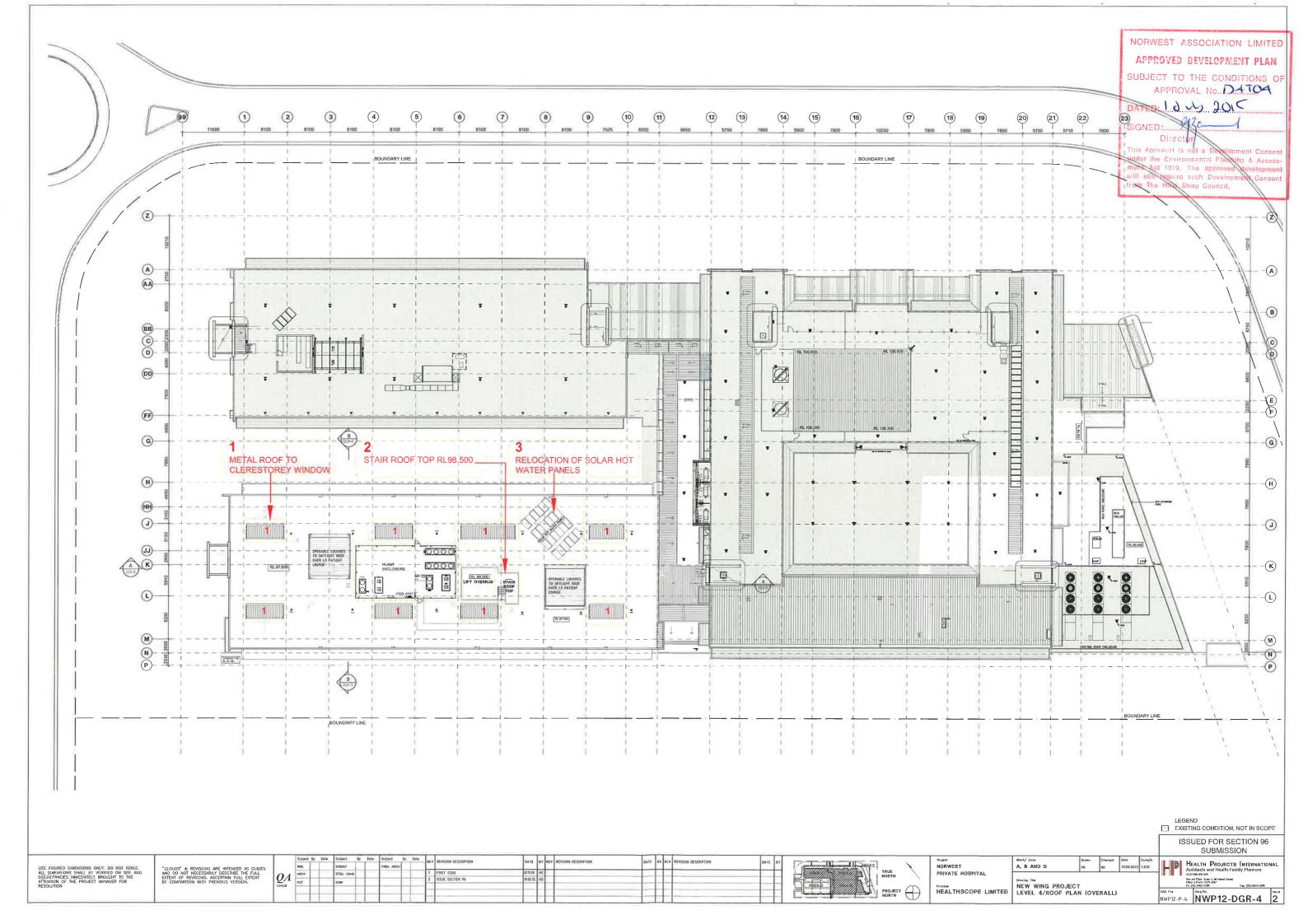
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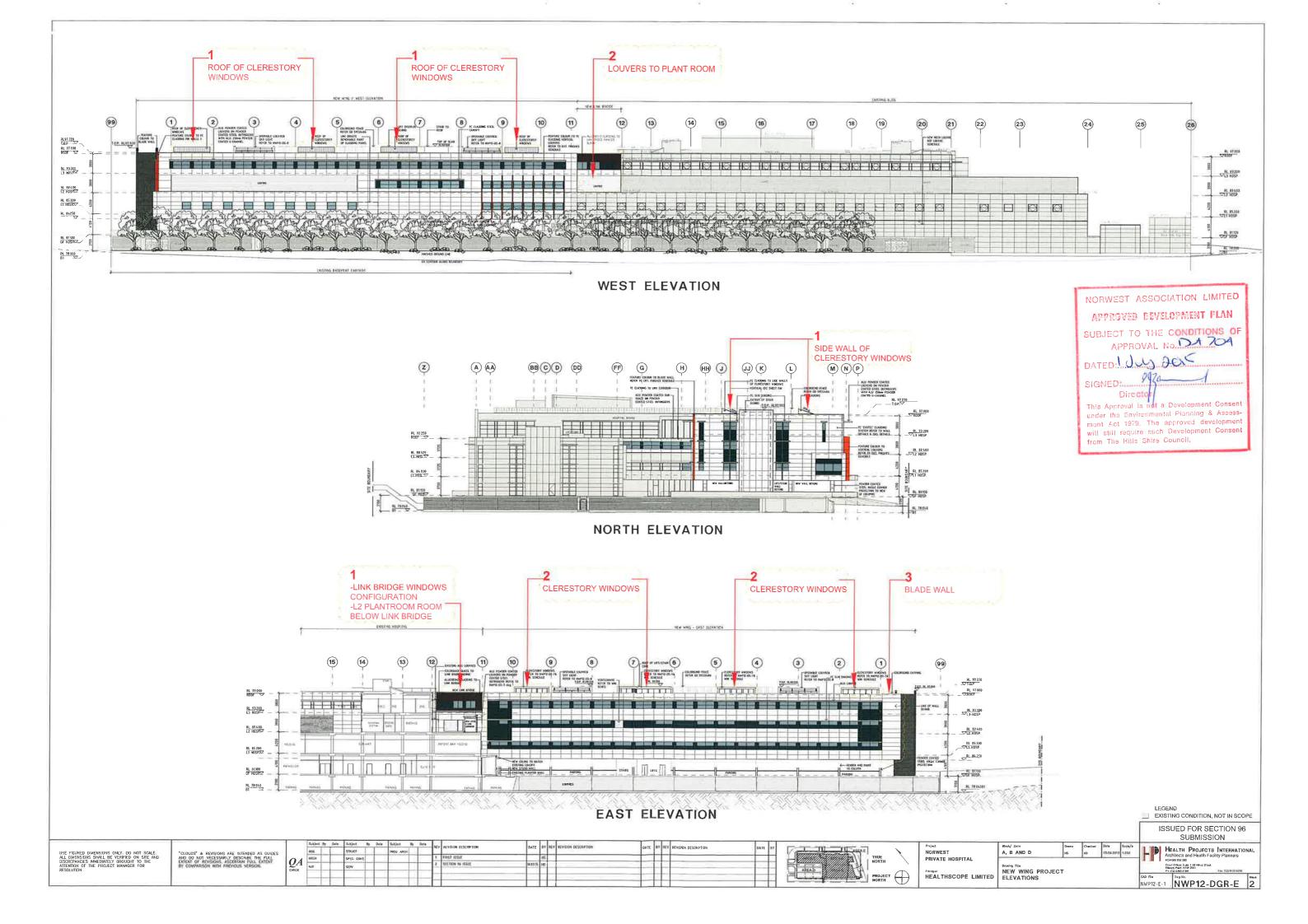
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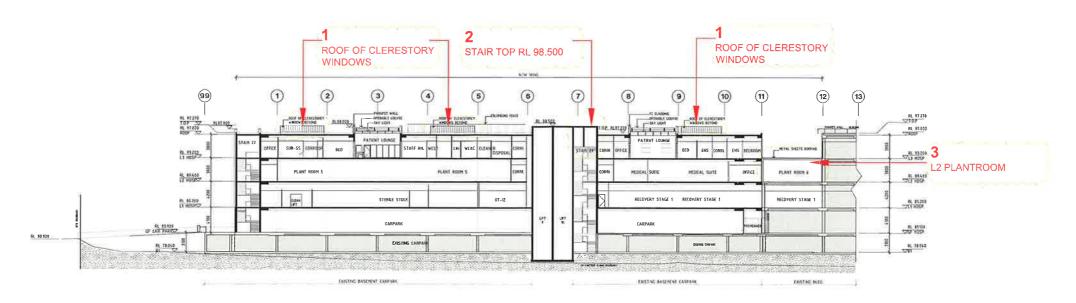
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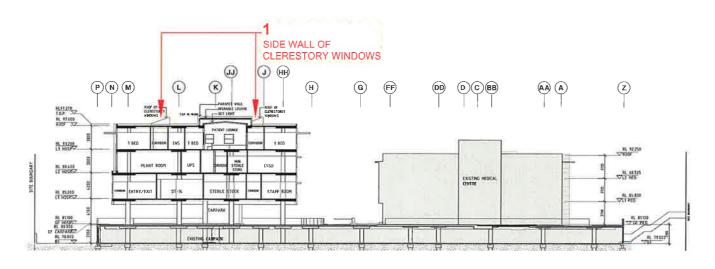




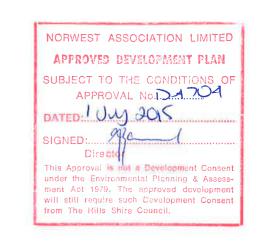




SECTION A-A



SECTION B-B



LEGEND

EXISTING CONDITION, NOT IN SCOPE

ISSUED FOR SECTION 96 SUBMISSION

MEE FIGURED EMERICIONS GREV, DO NOT SCALE, ABAND SIRVE STAND S