

# Notice of Modification

Section 96(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin  
**Director**  
**Modification Assessments**

Date: *12 DECEMBER 2016* Sydney

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## SCHEDULE 1

**Development Consent:** **SSD-6913** granted by the Executive Director, Priority Projects Assessments on 15 December 2015

**For the following:**

Gosford Hospital campus, including:

- construction and use of an 11 storey acute services building of approximately 37,000 sqm gross floor area linked to the existing hospital building;
- refurbishment works to the main existing hospital building;
- mid-block truncation of Hospital Road;
- relocation of the existing helipad to the top of the new building;
- upgrade works at the intersection of Racecourse Road/Hospital Street;
- removal of existing trees;
- landscaping;
- site preparation and bulk earthworks;
- infrastructure works;
- hospital signage; and
- lot consolidation.

Stage 1 Health and Wellbeing Precinct, including

- construction of a multi-storey carpark with 803 car spaces;
- construction and use of two buildings of five and six storeys (plus rooftop plant) of approximately 14,685 sqm gross floor area above the multi-storey car park for hospital related health, administration and government services;
- construction of an entry node public plaza and associated retail buildings, and an accessible and

covered pedestrian connection between the Health and Wellbeing Precinct and the main entrance to Gosford Hospital;

- construction of a new entry hub at Showground Road;
- closure of Beane Street West between Holden Street and Showground Road;
- mid-block truncation of Holden Street and new road works;
- public domain and road works in Showground Road;
- site preparation and bulk earthworks;
- infrastructure works;
- hospital signage; and
- subdivision.

**Applicant:** Health Infrastructure

**Consent Authority:** Minister for Planning

**The Land:** Gosford Hospital, No. 60 Holden Street, Gosford

**Modification:** **SSD 6913 MOD 2:** amendments to Stage 1 Health and Wellbeing Precinct, including:

- the design and siting of the car park facility and administration buildings;
- the configuration and layout of the entry hub and public plaza;
- landscape design;
- subdivision layout;
- signage; and
- utility and drainage infrastructure.

## SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the insertion of the **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 project generally in accordance with the:
- a) State significant development application SSD 6913;
  - b) Environmental Impact Statement except where amended by the Response to Submissions;
  - c) Section 96(1A) Modification Application to SSD 6913, prepared by Health Infrastructure dated 20 June 2016 for the Redevelopment of the Gosford Hospital and Stage 1 Health and Wellbeing Precinct
  - d) **Section 96(2) Modification Application to SSD 6913, prepared by Health Infrastructure dated 8 September 2016 for the Redevelopment of the Gosford Hospital and Stage 1 Health and Wellbeing Precinct**
  - e) the conditions of this consent;
  - f) the following drawings, except for:
    - i) any modifications which are 'Exempt or Complying Development'; and
    - ii) as otherwise provided by the conditions of this consent.

<b>Gosford Hospital Redevelopment</b>			
<b>Architectural (or Design) Drawings prepared by Jacobs</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
NB98078-NEWB-AR-DG-0014	4	Location Plan	15.06.15
NB98078-NEWB-AR-DG-0051	6	Proposed Site Plan	15.06.15
NB98078-NEWB-AR-DG-009	9	Phasing Plan Phase 1	15.06.15
NB98078-NEWB-AR-DG-0052	4	Phasing Plan Phase 2	15.06.15
NB98078-NEWB-AR-DG-0053	4	Phasing Plan Phase 3	15.06.15
NB98078-NEWB-AR-DG-0054	4	Phasing Plan Phase 4	15.06.15
<b>Architectural (or Design) Drawings prepared by MSJ</b>			
GHR-MW-DWG-AR-02010	4	Level 0 & Level 1	02.05.16
GHR-MW-DWG-AR-02020	4	Level 2	02.05.16
GHR-MW-DWG-AR-02030	4	Level 3 Sheet 1	02.05.16
GHR-MW-DWG-AR-02031	3	Level 3 Sheet 2	02.05.16
GHR-MW-DWG-AR-02040	5	Level 4 Sheet 1	09.05.16
GHR-MW-DWG-AR-02041	4	Level 4 Sheet 2	02.05.16
GHR-MW-DWG-AR-02050	4	Level 5 Sheet 1	02.05.16
GHR-MW-DWG-AR-02051	4	Level 5 Sheet 2	02.05.16
GHR-MW-DWG-AR-02060	4	Level 6	02.05.16
GHR-MW-DWG-AR-02070	4	Level 7	02.05.16

GHR-MW-DWG-AR-02080	4	Level 8	02.05.16
GHR-MW-DWG-AR-02090	4	Level 9	02.05.16
GHR-MW-DWG-AR-02100	4	Level 10	02.05.16
GHR-MW-DWG-AR-02110	4	Level 11	02.05.16
NB98078-NEWB-AR-DG-0033	11	Overall Plan Roof Plan	24.04.15
- GHR-MW-DWG-AR-09601	1	Architecture Sections I-I & Section J-J	26.05.19
NB98078-NEWB-AR-DG-7002	9	General Arrangement Section G-G & Section H-H	24.04.15
GHR-MW-DWG-AR-09602	1	Architecture Sections K-K & L-L	26.05.19
GHR-MW DWG-AR-09603	1	Architecture Sections M-M & N-N	26.05.19
GHR-MW-DWG-AR-09604	1	Architecture Elevations East and North	26.05.19
GHR-MW-DWG-AR-09605	1	Architecture Elevations North	26.05.19
GHR-MW-DWG-AR-09606	1	Architecture Elevations East	26.05.19
GHR-MW-DWG-AR-09607	1	Architecture Elevations West and South	26.05.19
NB98078-NEWB-AR-DG-0040	6	Helicopter Approach	24.04.15
Not Stated		Project North and South Elevation Overall	Not Stated
Not Stated		Project East and West Elevation Overall	Not Stated

<b>Stage 1 - Health and Wellbeing Precinct</b>			
<b>Architectural (or Design) Drawings prepared by <i>Fitzpatrick and Partners</i></b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA-04	<u>AB</u>	Site Plan – Proposed Location Plan	13.07.15 <b>20.07.16</b>
DA-05	<u>AB</u>	Ground Level	13.07.15 <b>20.07.16</b>
DA-06	<u>AB</u>	Level 1	13.07.15 <b>20.07.16</b>
DA-07	<u>AB</u>	Level 2	13.07.15 <b>11.08.16</b>
DA-08	<u>AB</u>	Level 3	13.07.15 <b>20.07.16</b>
DA-09	<u>AB</u>	Level 4	13.07.15 <b>20.07.16</b>
DA-10	<u>AB</u>	Level 5	13.07.15 <b>20.07.16</b>
DA-11	<u>AB</u>	Level 6 Plaza Lobby	13.07.15 <b>20.07.16</b>
DA-12	<u>AB</u>	Level 7	13.07.15 <b>20.07.16</b>
DA-13	<u>AB</u>	Typical Level 8-10	13.07.15 <b>20.07.16</b>
DA-14	<u>AB</u>	Level 11	13.07.15

DA-15	<u>AB</u>	Plant/Roof	<b>20.07.16</b> 13.07.15 <b>20.07.16</b>
DA-16	<u>AB</u>	Roof Plan	13.07.15 <b>20.07.16</b>
DA-17	<u>AB</u>	Sections AA & BB	13.07.15 <b>20.07.16</b>
DA-18	<u>AB</u>	Sections CC & DD	13.07.15 <b>20.07.16</b>
DA-19	<u>AB</u>	Elevations 2 & 4	13.07.15 <b>20.07.16</b>
DA-20	<u>AB</u>	Elevations 1 & 3	13.07.15 <b>20.07.16</b>
DA-21	<u>AB</u>	Façade Detail 01	13.07.15 <b>20.07.16</b>
DA-22	<u>AB</u>	Façade Detail 02	13.07.15 <b>20.07.16</b>
DA-23	<u>AB</u>	Façade Detail 03	13.07.15 <b>20.07.16</b>
DA-24	<u>AB</u>	Level 6 Walkway	13.07.15 <b>20.07.16</b>
DA-25	<u>AB</u>	Materials and Finishes 1	13.07.15 <b>20.07.16</b>
DA-26	<u>AB</u>	Materials and Finishes 2	13.07.15 <b>20.07.16</b>
DA-27	<u>AB</u>	Materials and Finishes 3	13.07.15 <b>20.07.16</b>
<b><u>DA-28</u></b>	<b><u>A</u></b>	<b><u>Showground Entry</u></b>	<b>20.07.16</b>
<b><u>DA-29</u></b>	<b><u>A</u></b>	<b><u>Aerial Looking NW</u></b>	<b>20.07.16</b>
<b><u>DA-30</u></b>	<b><u>A</u></b>	<b><u>Aerial Looking NE</u></b>	<b>20.07.16</b>
<b><u>DA-31</u></b>	<b><u>A</u></b>	<b><u>Plaza View</u></b>	<b>20.07.16</b>
<b><u>DA-32</u></b>	<b><u>A</u></b>	<b><u>Sun study-winter 9:00am</u></b>	<b>20.07.16</b>
<b><u>DA-33</u></b>	<b><u>A</u></b>	<b><u>Sun study-winter 12 noon</u></b>	<b>20.07.16</b>
<b><u>DA-34</u></b>	<b><u>A</u></b>	<b><u>Sun study-winter 3:00pm</u></b>	<b>20.07.16</b>
<b><u>DA-35</u></b>	<b><u>A</u></b>	<b><u>Future precinct Masterplan</u></b>	<b>20.07.16</b>
<b><u>DA-36</u></b>	<b><u>A</u></b>	<b><u>Contextual View Analysis</u></b>	<b>20.07.16</b>
DA-50	A	Accessibility and Levels	09.10.15
DA-51	A	Accessibility and Levels	09.10.15

**Landscape Drawings prepared by Spackman Mossop Michaels**

<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
L.02	C	Overview Plan	16.06.15
L.03	C	Detailed Plan 1	16.06.15
L.04	C	Detail Plan 2	16.06.15
L.05	C	Detail Plan 3	16.06.15
L.06	C	Planting Zone Plan	16.06.15
L.07	C	Indicative Planting and Finishes Palette	16.06.15
<b><i>As amended by the following Drawings:</i></b>			
<b><u>L.DA.000</u></b>	<b><u>A</u></b>	<b><u>Key Plan</u></b>	<b>28.07.16</b>
<b><u>L.DA.001</u></b>	<b><u>A</u></b>	<b><u>Summary of Changes Overview</u></b>	<b>28.07.16</b>
<b><u>L.DA.002</u></b>	<b><u>A</u></b>	<b><u>Overview Plan</u></b>	<b>28.07.16</b>
<b><u>L.DA.101</u></b>	<b><u>A</u></b>	<b><u>Finishes Plan 1 of 4</u></b>	<b>28.07.16</b>
<b><u>L.DA.102</u></b>	<b><u>A</u></b>	<b><u>Finishes Plan 1 of 4</u></b>	<b>28.07.16</b>

<u>L.DA.103</u>	<u>A</u>	<u>Finishes Plan 1 of 4</u>	<u>28.07.16</u>
<u>L.DA.104</u>	<u>A</u>	<u>Finishes Plan 1 of 4</u>	<u>28.07.16</u>
<u>L.DA.201</u>	<u>A</u>	<u>Detail Area 1 of 3</u>	<u>28.07.16</u>
<u>L.DA.202</u>	<u>A</u>	<u>Detail Area 2 of 3</u>	<u>28.07.16</u>
<u>L.DA.203</u>	<u>A</u>	<u>Detail Area 3 of 3</u>	<u>28.07.16</u>
<u>L.DD.204</u>	<u>A</u>	<u>Planting Schedule</u>	<u>28.07.16</u>

2. Part B – Prior to Commencement of Works – Condition B2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

### Noise Attenuation Measures

- B2. Prior to commencement of above ground works, the applicant shall demonstrate to the Certifying Authority that the design of the plant and mechanical services can meet the noise objectives identified in *Gosford Hospital Precinct Redevelopment SSD Acoustic Assessment*, prepared by Acoustic Logic dated 24 June 2015.

**Prior to commencement of above ground works for the Health and Wellbeing Precinct carpark, the applicant shall demonstrate to the Certifying Authority that the design of the carpark incorporates all of the recommended measures set out in Section 7.1 of the Gosford Hospital Precinct Redevelopment – Health and Wellbeing Precinct S96 Noise Impact Acoustic Assessment, prepared by Acoustic Logic dated 22 July 2016.**

3. Part C – During Construction – Condition C19 is added as follows:

### Council Infrastructure

**C19 The applicant shall be responsible for the full cost of design of any relocation of Council's sewer mains affected by the proposed development within or adjoining the site. The applicant may apply to Council for the disuse of any sewer mains not required if applicable.**

**The applicant may be responsible for the full cost of relocation and adjustments of Council's watermains from within the development site.**

4. Part D – Prior to Occupation or Commencement of Use – Condition D2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

### **Operational Plan – Car Park**

- D2 A Car Park Operational Plan for the new car park facility in the Health and Wellbeing Precinct including but not limited to details in relation to who is able to use the car park, and the cost of parking and, measures to encourage the use of the facility **and measures to ensure the safety of patrons and staff at all times of day** shall be submitted to the satisfaction of the Certifying Authority prior to commencement of use of the car park facility under this consent.

5. Part D – Prior to Occupation or Commencement of Use – Conditions D8 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

## Subdivision

- D8 Prior to occupation or the commencement of use of the new buildings in the Stage 1 Health and Wellbeing Precinct, the applicant shall provide to the Certifying Authority a subdivision plan for the Stage 1 Health and Wellbeing Precinct in accordance with the *Indicative Subdivision Layout Plan (190170-SK-003)* prepared by ADW Johnson, dated ~~13 March 2015~~ **13 July 2016** registered at the NSW Land and Property Information.
6. Part D – Prior to Occupation or Commencement of Use – Conditions D19 is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

## Noise Attenuation

- D19 Prior to the occupation of the new acute services tower building and the Stage 1 Health and Wellbeing Precinct buildings, the details of the acoustic treatments/management controls recommended in the *Acoustic Assessment* prepared by Acoustic Logic dated 24 June 2015 shall be submitted to the Certifying Authority

**Prior to the occupation of the carpark within the Health and Wellbeing Precinct the proponent is to satisfy the Certifying Authority that the acoustic treatments/management controls recommended in the Gosford Hospital Precinct Redevelopment – Health and Wellbeing Precinct S96 Noise Impact Acoustic Assessment, prepared by Acoustic Logic dated 22 July 2016 have been incorporated into the building.**

**End of Modification to SSD 6913 MOD 2**