

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



David Gainsford
Executive Director
Infrastructure Assessments

Sydney

19/5/2020

SCHEDULE 1

Development consent:	SSD 7387 granted by the Executive Director, Priority Projects Assessments on 27 April 2017
For the following:	Concept proposal for the future development of the site as a medical precinct, including a private hospital and medical centre, comprising: • indicative future uses as a medical precinct. • future building footprints, envelopes and heights. • vehicle entrance and egress points. • the general car parking footprint. • the general landscaping footprint.
Applicant:	Gregory Hills Development Company Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	The Hermitage Way, Gledswood Hills (Part of Lot 8441 in Deposited Plan 1218173)
Modification:	SSD 7387 MOD 1: • relocation of the multi-storey carpark and biomedical research building. • alteration to the main hospital building envelope. • reduction in the total GFA. • modification of landscaping.

SCHEDULE 2

The consent (SSD 9670) is modified as follows:

1. Part A – Terms of Consent – Condition A4 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

Development in Accordance with Plans and Documents

- A4. The Applicant shall carry out the development generally in accordance with the:
- a) *Environmental Impact Statement State Significant Development Application SSD 7387, Camden Medical Campus, Gledswood Hills*, prepared by City Plan Strategy and Development Pty Ltd and dated 20 July 2016;
 - b) Response to Submissions prepared by City Plan Strategy and Development Pty Ltd, dated 18 October 2016 and 13 December 2016 and accompanying attachments;
 - c) **Camden Medical Precinct Statement of Environmental Effects Section 4.55(2) Modification Application and accompanying documents, prepared by City Plan, dated February 2020;** 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 Concept Plans prepared by <i>Health Projects International</i>			
Name of Plan			Date / Revision
SITE PLAN <u>Overall Site Plan</u>			08/06/16 <u>04/02/20 Rev 2</u>
BASEMENT LEVEL FLOOR PLAN <u>Basement Master Plan</u>			01/06/16 <u>07/02/20 Rev 4</u>
GROUND LEVEL FLOOR PLAN <u>Ground Floor Master Plan</u>			01/06/16 <u>07/02/20 Rev 6</u>
LEVEL 1 FLOOR PLAN <u>Level 1 Floor Plan Master Plan</u>			01/06/16 <u>07/02/20 Rev 6</u>
LEVEL 2 FLOOR PLAN <u>Level 2 Floor Plan Master Plan</u>			01/06/16 <u>07/02/20 Rev 6</u>
LEVEL 3 FLOOR PLAN <u>Level 3, 4, 5 Floor Plan Master Plan</u>			01/06/16 <u>07/02/20 Rev 6</u>
LEVEL 4 FLOOR PLAN			01/06/16
LEVEL 5 FLOOR PLAN			01/06/16
Roof Plan <u>Roof Plan Master Plan</u>			08/06/16 <u>07/02/20 Rev 3</u>
ELEVATIONS & SECTIONS			30/03/17 / A <u>31/01/20 Rev 4</u>
Landscape Plans prepared by <i>Moir Landscape Architecture</i> <u>Site Image</u>			
Dwg No.	Rev	Name of Plan	Date
LP01	B	COVER SHEET	06/06/16
LP02	B	LANDSCAPE MASTER PLAN	06/06/16
LP03	B	LANDSCAPE PLAN A	06/06/16
LP04	B	LANDSCAPE PLAN B	06/06/16
LP05	B	LANDSCAPE PLAN C	06/06/16

LP06	B	DETAIL PLAN — A & B	06/06/16
LP07	B	DETAIL PLAN — C & D	06/06/16
LP08	B	DETAIL PLAN — E	06/06/16
LP09	B	LANDSCAPE ELEVATIONS	06/06/16
LP10	B	LANDSCAPE SECTION	06/06/16
LP11	B	PLANT SCHEDULE	06/06/16
LP12	B	THEMING	06/06/16
<u>L-001</u>	<u>A</u>	<u>List of Amendments</u>	<u>13/01/2020</u>
<u>L-C100</u>	<u>A</u>	<u>Landscape Masterplan Render</u>	<u>13/01/2020</u>
<u>L-100</u>	<u>A</u>	<u>Landscape Masterplan</u>	<u>13/01/2020</u>
<u>L-101</u>	<u>A</u>	<u>Landscape Plan – Ground Level</u>	<u>13/01/2020</u>
<u>L-102</u>	<u>A</u>	<u>Landscape Plan – Ground Level</u>	<u>13/01/2020</u>
<u>L-103</u>	<u>A</u>	<u>Landscape Plan – Ground Level</u>	<u>13/01/2020</u>
<u>L-104</u>	<u>A</u>	<u>Landscape Plan – Ground Level</u>	<u>13/01/2020</u>
<u>L-201</u>	<u>A</u>	<u>Landscape Plan – Level 2</u>	<u>13/01/2020</u>
<u>L-202</u>	<u>A</u>	<u>Landscape Plan – Level 2</u>	<u>13/01/2020</u>

2. Part A – Terms of Consent – Condition A6 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

Building envelopes

- A6. The maximum building height of the development shall be consistent with the Concept proposal building envelope elevations plan for each building, as detailed below:

Building Block	Maximum Height - RL
Hospital	RL 129.10
Medical <u>Biomedical Research Building</u>	RL 129.10 <u>RL 124.55</u>
Multi-storey carpark	RL 124.55 <u>RL 128.50</u>

3. Part A – Terms of Consent – Condition A11 is inserted as follows:

Limits of approval

A11. The indicative staging plan described in Camden Medical Precinct Statement of Environmental Effects Section 4.55(2) Modification Application, prepared by City Plan, dated February 2020, is not endorsed and does not form part of this approval.

4. Part B – Conditions to be Satisfied in Future Development Applications – Condition B12 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

- B12. The future development application for Stage 1 will include an adequate building line setback to the southern site boundary, which is to be no less than 7 m, to allow for the planting of canopy trees between the ~~Multi-storey Parking Block~~ **Biomedical Research Building** and the southern site boundary.

**End of modification
(SSD 7387 MOD 1)**