

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation dated 11 October 2017, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Infrastructure Assessments

Date: 25 July 2019 Sydney

SCHEDULE 1

Development Approval: **SSD 7543** granted on 29 June 2018

For the following:

Construction and operation of a new seven storey building, known as 'Tower A', comprising:

- site preparation works, including remediation and bulk excavation works;
- construction and operation of a new seven storey building with 11,031 sqm of gross floor area supporting a surgery facility, a cancer care facility, specialist operating rooms, specialist medical suites, a medical centre, medical imaging, pathology, pharmacy, and convenience retail uses;
- construction of a basement carpark to accommodate 340 car parking spaces;
- construction of an elevated pedestrian bridge to the adjacent North Shore Private Hospital; and
- landscaping and public domain works.

Applicant: Dexu Projects Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: 12 Frederick Street, St Leonards (Lot 1 DP 591747, Lot 210 DP 1172133 and Lot 2 DP 11584369)

Modification:

SSD 7543 MOD 1:

- minor external design refinements.
- increase in the approved building height (excluding plant) from RL 126.35 to RL 127.25 to accommodate necessary service zones throughout the tower.
- increase in the gross floor area (GFA) from 11,031sqm to 11,702sqm.

SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:
- 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 Secretary;
 - c) generally in accordance with the EIS as amended by the RtS;
 - d) **generally in accordance with the North Shore Health Hub Statement of Environmental Effects Section 4.55(1A) Modification (SSD 7543, 8499 and 8894) and accompanying appendices, prepared by Keylan Consulting Pty Ltd, dated May 2019;** and
 - e) in accordance with the approved plans in the table below:

Architectural drawings and plans prepared by Billard Leece Partnership Pty Ltd			
Drawing No.	Issue	Name of Plan	Date
A-P-LG5	2	LOWER GROUND LG5 FLOOR PLAN	30/11/17
A-P-LG4	2	LOWER GROUND LG4 FLOOR PLAN	30/11/17
A-P-LG3	5	LOWER GROUND LG3 FLOOR PLAN	30/11/17
A-P-LG2	5 <u>7</u>	LOWER GROUND LG2 FLOOR PLAN	30/11/17 <u>01/03/19</u>
A-P-LG1	5	LOWER GROUND LG1 FLOOR PLAN	30/11/17
A-P-G	6	GROUND FLOOR PLAN	30/11/17
A-P-1	6	PODIUM LEVEL PLAN	30/11/17
A-P-2	6	LEVEL 1 PLAN	30/11/17
A-P-3	6	LEVEL 2 TO 4 PLAN	30/11/17
A-P-6	5	LEVEL 5 PLAN	30/11/17
A-P-R	5	ROOF PLAN	30/11/17
A-E-N	5 <u>7</u>	ELEVATION NORTH	30/11/17 <u>01/03/19</u>
A-E-E	5 <u>7</u>	ELEVATION EAST	30/11/17 <u>01/03/19</u>
A-E-S	5 <u>7</u>	ELAVATION SOUTH	30/11/17 <u>01/03/19</u>
A-E-W	5 <u>7</u>	ELEVATION WEST	30/11/17 <u>01/03/19</u>
A-E-ST	3	STREET ELEVATIONS	30/11/17
A-SE-1	5 <u>7</u>	SECTION 1	30/11/17 <u>01/03/19</u>
A-SE-2	5 <u>7</u>	SECTION 2	30/11/17 <u>01/03/19</u>
A-E-LB	1	ELEVATIONS – LINK BRIDGE	28/03/2018
A-P-LB	1	LINK BRIDGE PLAN	28/03/2018
A-P-LBR	1	LINK BRIDGE ROOF	28/03/2018
Landscape drawings prepared by Taylor Brammer			
Drawing No.	Issue	Name of Plan	Date

LC01	B	Landscape Concept Plan	15/06/16
Stormwater and drainage drawings prepared by Warren Smith& Partners			
Drawing No.	Issue	Name of Plan	Date
C4.01	B	Stormwater Drainage Plan	09/05/16
C4.02	A	Stormwater Drainage Details	09/05/16
C2.01	A	Sediment and Erosion Control Plan	09/05/16

End of Modifications to SSD 7543 MOD 1