

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, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney *1 December* 2019

SCHEDULE 1

Development consent:	SSD 7543 granted by the Executive Director, Priority Projects Assessments 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, 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:	Dexus 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 1158469).
Modification:	SSD 7543 MOD 2: increase in height and alignment of the pedestrian bridge and minor changes to the design of the bridge.

SCHEDULE 2

The above approval is modified as follows:

- Schedule 1 – Definitions is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and struckout**~~ words / numbers as follows:

Subject Site 12 Frederick Street, St Leonards (Lot 1 DP **1239553** ~~591747~~, Lot 210 DP 1172133 and Lot 2 DP 11584369)

- Part A – Administrative Conditions – Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

A2. The development may only be carried out:

- in compliance with the conditions of this consent;
- in accordance with all written directions of the Secretary;
- generally in accordance with the EIS as amended by the RtS; 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; **generally in accordance with the Tower A, North Shore Health Hub Statement of Environmental Effects Section 4.55(1A) Modification and accompanying documents, prepared by Keylan Consulting Pty Ltd, dated August 2019;** and
- In accordance with the approved plans in the table below:

Architectural drawings and plans prepared by <i>Billard Leece Partnership Pty Ltd</i>			
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	7	LOWER GROUND LG2 FLOOR PLAN	01/03/19
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	7	ELEVATION NORTH	01/03/19
A-E-E	7	ELEVATION EAST	01/03/19
A-E-S	7	ELEVATION SOUTH	01/03/19
A-E-W	7	ELEVATION WEST	01/03/19
A-E-ST	3	STREET ELEVATIONS	30/11/17
A-SE-1	7	SECTION 1	01/03/19
A-SE-2	7	SECTION 2	01/03/19
A-E-LB	4 <u>5</u>	ELEVATIONS – LINK BRIDGE	28/03/2018 <u>30/05/2019</u>

A-P-LB	4 <u>3</u>	LINK BRIDGE PLAN	28/03/2018 <u>30/05/2019</u>
A-P-LBR	4 <u>3</u>	LINK BRIDGE ROOF	28/03/2018 <u>30/05/2019</u>
Landscape drawings prepared by <i>Taylor Brammer</i>			
Drawing No.	Issue	Name of Plan	Date
LC01	B	Landscape Concept Plan	15/06/16
Stormwater and drainage drawings prepared by <i>Warren Smith & Partners</i>			
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 modification
(SSD 7543 MOD 2)**