

Dexus Projects Pty Limited
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NSW Government
Department of Planning, Industry and Environment
320 Pitt Street
Sydney NSW 2000

To whom it may concern,

**OWNERS CONSENT: SECTION 4.55(1A) APPLICATION TO MODIFY SSD CONSENT
SSD 7543 (TOWER a) FOR THE NORTH SHORE HEALTH HUB; Modification No.3
(‘Application’)**

18 December 2019

Dexus Projects Pty Limited (DXP) as registered proprietor of the Premises consents to Keylan Consulting Pty Ltd submission of Section 4.55 (1A) application to modify SSD 7543 (Tower A), per Revision 3 of the report detailed by Keylan Consulting Pty Ltd dated 17 December 2019, which the North Shore Private Hospital is located on the corner of Reserve Road and Westbourne Street, (more particularly known as Lot 1 in DP 1239553) at the ‘Premises’.

SIGNED for and on behalf of Dexus Projects
Pty Limited (ABN: 81 134 991 932) by its duly
authorised attorneys under power of attorney
dated 01 August 2019 in the presence of:

A handwritten signature in black ink, appearing to be "Delia", written over a horizontal line.

Signature of Attorney

Delia Paola Saccaro

Name of Attorney

A handwritten signature in black ink, appearing to be "Justin", written over a horizontal line.

Signature of Attorney

JUSTIN STEELE READING

Name of Attorney

A handwritten signature in black ink, appearing to be "Nathan", written over a horizontal line.

Signature of Witness

Nathan John Appleby

Name of Witness

#17138 FW: NSHH - Dexus

Submitted	Received via	Requester
December 18, 2019, 11:30	Mail	Mark Barrett <mark.barrett@dexus.com>

Status	Type	Priority	Group	Assignee
Pending	-	-	Support	Priya Nair

Categories

General Routine Enquiries

Mark Barrett Dec 18, 11:30

Hi guys,

Can I please have the updated LOC attached executed for submission.

If you could please let me know when done and I will collect.

Thanks

Mark Barrett | Office Development NSW

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PO Box R1822, Royal Exchange NSW 1225



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dexus 



From: David Duffy [mailto:dduffy@akalan.com.au]
Sent: Wednesday, 18 December 2019 9:56 AM
To: Mark Barrett <Mark.Barrett@dexus.com>; Pieter Coetzee <pcoetzee@savills.com.au>
Subject: FW: NSHH - Dexus

Mark and Pieter

Keylan have requested the land owners consent letter be amended to include;

- Reference to *Department of Planning and Environment* updated to *Department of Planning, Industry and Environment*
- Reference to Rev 2 of the SEE dated 14 October 2019 updated to Rev 3 dated 17 December 2019
- Lot and DP changed from Lot 1 in DP 591747 to Lot 1 DP1239553

As per the attached – would it be possible to provide an updated letter this week

Regards

DD

David Duffy | Director | Akalan Projects Pty Ltd

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From: Mariah Said <mariah@keylan.com.au>
Sent: Tuesday, 17 December 2019 1:47 PM
To: David Duffy <dduffy@akalan.com.au>
Cc: Dan Keary <dan@keylan.com.au>; Clare Costanzo <Clare@keylan.com.au>
Subject: RE: NSHH - DexuS

Hi David

As discussed this afternoon, we require DexuS to update and sign the Landowners Consent letter to be able to lodge with the Department.

Please see attached the final SEE and the content for the revised Landowners Consent. Please note the changes made to the Consent include:

- Reference to *Department of Planning and Environment* updated to *Department of Planning, Industry and Environment*
- Reference to Rev 2 of the SEE dated 14 October 2019 updated to Rev 3 dated 17 December 2019
- Lot and DP changed from Lot 1 in DP 591747 to Lot 1 DP1239553

Please note our last day is Thursday this week.

Happy to discuss:

Thanks

Mariah Said
Planner

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From: David Duffy <dduffy@akalan.com.au>
Sent: Thursday, 12 December 2019 11:12 AM
To: Dan Keary <dan@keylan.com.au>; Mariah Said <mariah@keylan.com.au>
Subject: NSHH - Dexus

Dan and Mariah

Attached is the landowners consent for the 4.55 modification to the NSHH – unfortunately has taken 2 months to obtain – what are the next steps to have this lodged prior to Christmas

Cheers

DD

David Duffy | Director | Akalan Projects Pty Ltd
P: 02 9438 1300 **M:** 0418 285 223 **E:** dduffy@akalan.com.au
A: Suite 202, 84 Alexander Street, Crows Nest NSW 2065



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Priya Nair Dec 18, 13:34

Hi Mark,

Is the attached document is what you are after if not could you please provide more content?

Cheers

Priya

Knowledge Management Team

e. docs@dexus.com

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Mark Barrett Dec 18, 13:42

Yes, but with the revised wording as per my previous email.

Thanks

Mark Barrett | Office Development NSW

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Department of Planning, Industry and Environment
320 Pitt Street
Sydney NSW 2000.

To whom it may concern,

OWNERS CONSENT: SECTION 4.55(1A) APPLICATION TO MODIFY SSD CONSENT SSD 7543 (TOWER a). FOR THE NORTH SHORE HEALTH HUB; Modification No.3

Dexus Projects Pty Limited (DXP) as registered proprietor of the Premises consents to Keylan Consulting Pty Ltd submission of Section 4.55 (1A) application to modify SSD 7543 (Tower A), per Revision 3 of the report detailed by Keylan Consulting Pty Ltd dated 17 December 2019, which the North Shore Private Hospital is located on the corner of Reserve Road and Westbourne Street, (more particularly known as Lot 1 in DP 1239553) at the 'Premises'.

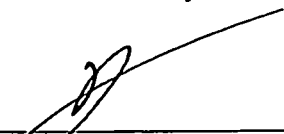
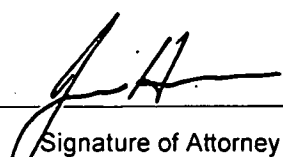
NSW Government Department
Of Planning & Environment
320 Pitt Street
SYDNEY NSW 2000

To whom it may concern,

**OWNERS CONSENT: SECTION 4.55(1a) APPLICATION TO MODIFY SSD CONSENT
SSD 7543 (TOWER A), FOR THE NORTH SHORE HEALTH HUB; Modification No.3**

Dexus Projects Pty Limited (DXP) as registered proprietor of the Premises consents to Keylan Consulting Pty Ltd submission of Section 4.55 (1A) application to modify SSD 7543 (Tower A), per Revision 2 of the report detailed by Keylan Consulting Pty Ltd dated 14 October 2019, which the North Shore Private Hospital is located on the corner of Reserve Road and Westbourne Street, (more particularly known as Lot 1 in DP 591747)

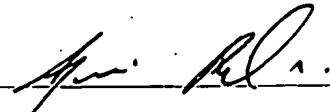
Signed for and on behalf of Dexus Projects Pty Limited ABN: 81 134 991 932 by its duly authorised attorneys under power of attorney

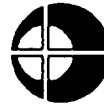
			10 DEC 2019
Signature of Attorney	Date	Signature of Attorney	Date
		JASON DAVID HURREN	

James Matthew Hough

Print Name

Print Name

	10 DEC 2019	Ajani Ranwala
Signature of Witness	Print Name	Date



KEYLAN
consulting pty ltd

Suite 2, Level 1
1 Rialto Lane
Manly NSW 2095

Tower A, North Shore Health Hub

Statement of Environmental Effects

Section 4.55(1A) Modification



Draft

Prepared for Akalan Projects on behalf of Ramsay Health Care
Submitted to the Department of Planning, Industry and Environment

SSD 7543
Modification No. 3
October 2019

Contact


KEYLAN
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Cover image: Indicative Image of the Approved Development (Source: Billard Leece Partnership)

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Revision	Prepared by	Reviewed by	Date	Revision Type
1	MS / LG	MS	11/10/2019	Draft
2	MS / LG	DK	14/10/2019	Draft

Table of Contents

1	Introduction	4
2	The site and locality	5
3	Application history.....	6
4	Approved Development	8
4.1	Summary of Approved Development	8
4.2	SSD 7543 - Tower A.....	9
4.3	SSD 8499 - Tower B Concept.....	9
4.4	SSD 8894 - Tower B Stage 2.....	9
5	Proposed modification	10
6	Section 4.55 Assessment	11
6.1	Section 4.55(1A) of the EP&A Act	11
6.2	Section 4.55(3) of the EP&A Act	12
6.3	Section 4.15(1) Assessment	12
6.4	Willoughby Local Environmental Plan 2012.....	13
7	Likely impacts of the development	14
7.1	Built form	14
7.2	Acoustic impact	17
7.3	Calculation of gross floor area.....	18
7.4	Other impacts	18
7.5	Suitability of the site for the development.....	18
7.6	Public interest.....	19
8.	Conclusion	19

Figures

Figure 1: Hospital site (outlined in red) and the remainder of 12 Frederick Street (outlined in blue) (Source: Google Maps)	5
Figure 2: Integration of towers south-west perspective (Indicative image of currently approved development under SSDs 7543, 8499 and 8894) (Source: Billard Leece Partnership)	8
Figure 3: Approved Podium level arrangement (Base source: Billard Leece Partnership)	15
Figure 4: Proposed Podium level arrangement (Base source: Billard Leece Partnership)	15
Figure 5: Approved Podium level, North Elevation (Base source: Billard Leece Partnership)	16
Figure 6: Proposed amendment to Podium level, North Elevation (Base source: Billard Leece Partnership)	16
Figure 7: Day surgery outdoor seat area (source: Billard Leece Partnership)	17

Tables

Table 1: Relevant Planning History.....	7
Table 2: Response to section 4.55(1A) Provisions.....	11
Table 3: Section 4.15(1) Assessment	13

Appendices

Appendix 1	Original Development Consent - SSD 7543
Appendix 2	Revised Architectural Drawings by Billard Leece Partnership
Appendix 3	Acoustic letter by Acoustic Logic

1 Introduction

This Statement of Environmental Effects (Statement) has been prepared by *Keylan Consulting Pty Ltd* (Keylan) to accompany a section 4.55(1A) application to modify the State significant development (SSD) consent for SSD 7543 (Tower A) (the Development Consent) for the North Shore Health Hub at St Leonards.

The application has been prepared for Akalan Projects Pty Ltd on behalf of Ramsay Health Care Pty Ltd (the Applicant) and is submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This application is the third modification sought to SSD 7543 which was approved by the then Department of Planning and Environment (DP&E) on 29 June 2018. A copy of the original Development Consent is provided in Appendix 1.

This Statement should be read in conjunction with the following documents:

- architectural plans prepared by Billard Leece Partnership (Appendix 2)
- acoustic letter prepared by Acoustic Logic (Appendix 3)

The proposal is the result of further detailed design to enable the fit out of the podium level for health and medical related uses..

The proposal seeks approval to modify the Development Consent to:

- construct a new plant room comprising two air handling units and associated return air fans;
- install an outdoor seating area; and
- rearrange the internal fitout of the podium level

The modifications are further addressed in Section 5.

This Statement concludes that:

- the proposed modifications are minor in nature and will result in substantially the same development as the development for which consent was originally granted
- the proposed modifications will not result in any significant environmental impacts
- development of the site is complementary to the St Leonards Health and Education Precinct and will reinforce the role of the precinct as identified in the North District Plan.

Accordingly, we recommend that the proposed modification be supported by DPIE and approved.

2 The site and locality

The proposed development is located on the corner of Reserve Road and Westbourne Street, St Leonards, in the Willoughby Local Government Area (LGA).

This site is part of a larger 2.6 hectare site, known as 12 Frederick Street, St Leonards. The site is legally described as Lots 1 and 2 in DP 1239553 and is bounded by Frederick Street to the north, Reserve Road to the west, Westbourne Street to the south and mixed warehousing and related development to the east (Figure 1).

The proposed North Shore Health Hub (NSHH) is regular in shape and has an area of 6,194m² (Lot 1 in DP 1239553). It fronts Westbourne Street and Reserve Road and is located opposite the existing NSPH to the west and the Royal North Shore Public Hospital to the south.

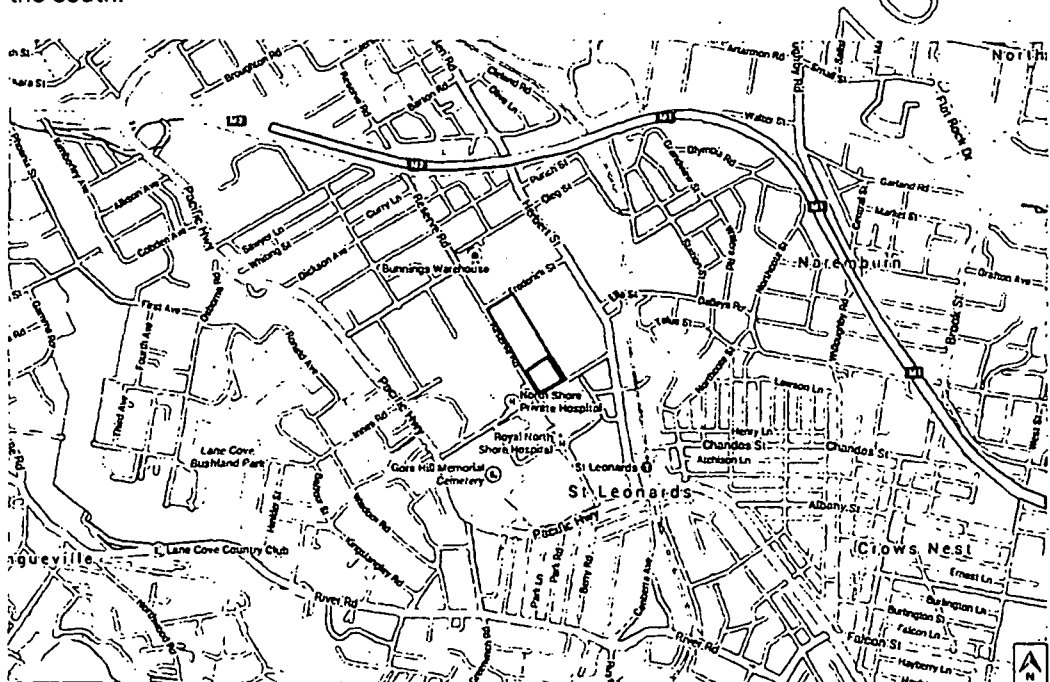


Figure 1: Hospital site (outlined in red) and the remainder of 12 Frederick Street (outlined in blue) (Source: Google Maps)

3 Application history

DEXUS has lodged several planning applications for the development of the site, as outlined in the Table below.

Applications	Description	Status
Planning Proposal PP_2016_WILLO_001_00	Allow hospital as a permissible use and amend the floor space ratio of up to 3:1	<ul style="list-style-type: none"> Gateway Determination issued on 19 September 2016 Planning Proposal publicly exhibited from 11 May – 8 June 2017 Gazetted on 23 March 2018
DA 2016/211	Demolition of existing warehouse structures and subdivision to create 2 lots: <ul style="list-style-type: none"> Proposed Lot 1: area of 6,194 m² and site of the NSHH Proposed Lot 2: area of 1.859 ha, containing the retained warehousing buildings on the broader 12 Frederick Street site 	<ul style="list-style-type: none"> DA refused on 28 December 2016 Section 82A review lodged with Council on 22 February 2017 Consent granted on 29 June 2017 DA 2016/211/A – Section 4.55 lodged 1 November 2017 with Council and approved 11 January 2018 to remove reference to units 6 and 7 DA 2016/211/B – Section 4.55 lodged 24 April 2018 with Council and approved 4 June 2018 for the alteration to construction hours DA 2016/211/C – Section 4.55 modification lodged with Council on 19 June 2018 and approved 3 July 2018 for the alteration to construction hours DA 2016/211/D – Section 4.55 modification lodged with Council on 17 September 2018 and approved 25 September 2018 for the alteration to construction hours The subdivision to create the 2 lots was registered on 26 July 2019
SSD 7543 – Tower A		
SSD 7543	Construction of a new private hospital (Tower A and Podium)	<ul style="list-style-type: none"> Publicly exhibited from 6 April – 22 May 2017 Response to Submissions lodged 1 December 2017 Consent granted on 29 June 2018
SSD 7543 Mod 1	Modification of SSD 7543 for amendments to the maximum height and total GFA	<ul style="list-style-type: none"> Lodged with DP&E on 14 May 2019 Consent granted on 27 July 2019

Applications	Description	Status
SSD 7543 Mod 2	Modification of SSD 7543 for minor increases in height and changes to the design and materiality of the pedestrian bridge	<ul style="list-style-type: none"> At the time of writing this Statement, Mod 2 is being prepared
SSD 8499 – Tower B Concept		
SSD 8499	Concept proposal for the building envelope and indicative uses associated with the proposed health hub (Tower B)	<ul style="list-style-type: none"> Publicly exhibited from 20 July - 18 August 2017 Response to Submissions lodged 1 December 2017 Consent granted on 29 June 2018
SSD 8499 Mod 1	Modification of SSD 8499 for amendments to the maximum height, setbacks and total GFA	<ul style="list-style-type: none"> Lodged with DP&E on 14 May 2019 Consent granted on 27 July 2019
SSD 8894 – Tower B Stage 2 Works		
SSD 8894	Detailed design and construction of Tower B	<ul style="list-style-type: none"> Publicly exhibited from 1 March 2018 - 3 April 2018 Response to Submissions lodged 5 July 2018 Consent granted on 10 August 2018
SSD 8894 Mod 1	Modification of SSD 8894 for amendments to the maximum height, setbacks and total GFA	<ul style="list-style-type: none"> Lodged with DP&E on 14 May 2019 Consent granted on 27 July 2019

Table 1: Relevant Planning History

A copy of the original Development Consent for SSD 7543 is provided in Appendix 1.

4 Approved Development

4.1 Summary of Approved Development

The approved NSHH comprises of Tower A (SSD 7543) and Tower B (SSD 8499 and 8894). Tower A comprises a 4 storey building above a 2 storey podium, with a pedestrian bridge over Reserve Road providing a connection to the NSPH.

Tower B involves the construction of a 6 storey building on the northern part of the Tower A podium (Figure 2).

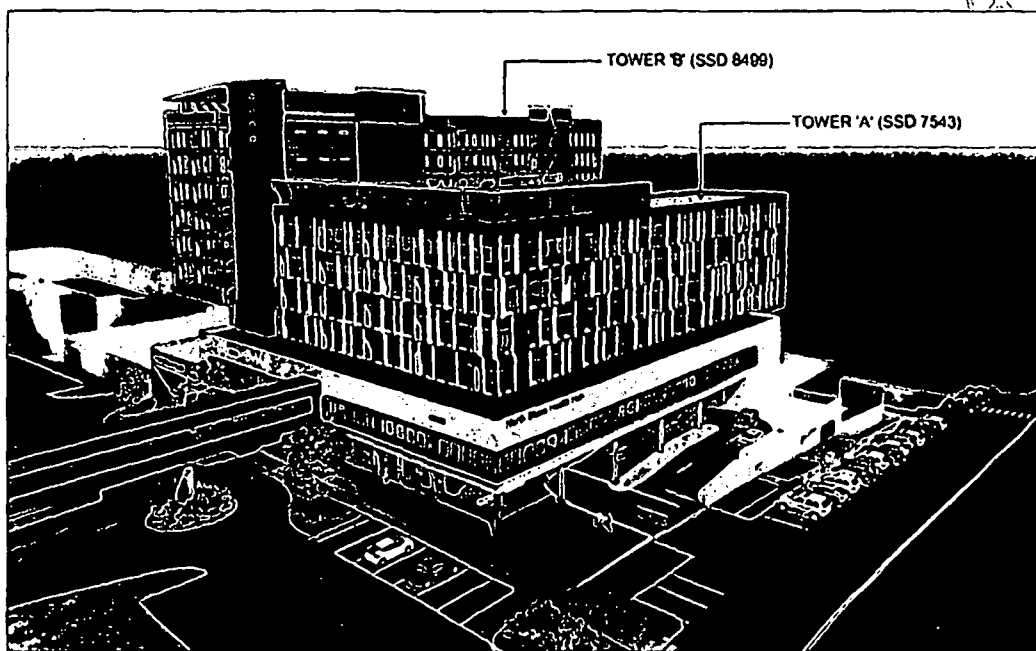


Figure 2: Integration of towers south-west perspective (Indicative image of currently approved development under SSDs 7543, 8499 and 8894) (Source: Billard Leece Partnership)

The NSHH has a total GFA of approximately 18,000 m² and comprises health and medical purposes ancillary to the Royal North Shore Hospital and NSPH. Construction of the NSHH commenced in February 2019.

Sections 4.2-4.4 provide a summary of the approved SSD applications.

4.2 SSD 7543 – Tower A

SSD 7543 was approved by DP&E on 29 June 2018 for the following works:

- *Construction and operation of a new 4 storey building above a 2 storey podium, known as 'Tower A', comprising:*
 - *site preparation works, including remediation and bulk excavation works;*
 - *construction and operation of a new 4 storey building above a 2 storey podium with 11,031 m² 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 NSPH; and*
 - *landscaping and public domain works.*

4.3 SSD 8499 – Tower B Concept

SSD 8499 was approved by DP&E on 29 June 2018 for the following works:

- *Concept development application for the future development of 'Tower B' on the development site for health and medical purposes, comprising:*
 - *indicative future uses, including medical specialist suites and associated allied health uses;*
 - *future building footprints, envelopes and heights; and*
 - *car parking provision.*

The Tower B concept involved a building envelope for a new tower situated on the northern and eastern sides of the 2 storey podium of Tower A as proposed in SSD 7543.

4.4 SSD 8894 – Tower B Stage 2

SSD 8894 was approved by DP&E on 10 August 2018 for the following works:

- *Construction and operation of a new 6 storey building, known as 'Tower B', for health and medical purposes as part of the NSHH, including medical specialist suites and associated allied health uses.*

SSD 8894 is a further refinement of the Tower B concept proposal. It involves the construction of a 6 storey building on the Tower A podium.

5 Proposed modification

The proposal is the result of further detailed design to enable the fit out of the podium level for health and medical related uses.

The modifications are minor in nature and is described below:

- **Plant room:** a new plant room for the storage of two air handling units and associated return air fans. Further detailed design has resulted in minor modifications to the outdoor area on the north western boundary of Tower A;
- **Outdoor seating area:** introduce a new outdoor seating area on the north-eastern boundary of Tower A to provide amenity for patients, visitors and staff;
- **Internal layout:** minor reconfiguration of the internal layout of the podium level

The proposed modifications described above necessitate minor amendments to the Development Consent.

The words proposed to be inserted are shown in ***bold italics*** and words proposed to be deleted are shown in ~~**bold**~~~~**strikethrough**~~.

Schedule 2 Condition A2

It is recommended that Schedule 2 Condition A2 of SSD,7543 be amended as follows:

<i>Architectural drawings and plans prepared by Billard Leece Partnerships Pty Ltd</i>			
<i>Drawing No.</i>	<i>Issue</i>	<i>Name of Plan</i>	<i>Date</i>
A-P-1	6-7	Podium Level Plan	30/11/17 30/09/2019
A-E-N	7-8	Elevation North	01/03/2019 30/09/2019
A-P-P-1	A	Day Surgery Outdoor Seat Area	23/09/2019

6 Section 4.55 Assessment

6.1 Section 4.55(1A) of the EP&A Act

Section 4.55(1A) of the EP&A Act states:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

Section 4.55(1A) Provision	Response
(a) <i>it is satisfied that the proposed modification is of minimal environmental impact, and</i>	<p>The proposed modifications are substantially the same development as the development for which consent was originally granted (SSD 7543). The modification seeks minor amendments to the approved DA plans which have arisen from further detailed design.</p> <p>On this basis, the proposal would result in development that is substantially the same as the originally approved development under the Development Consent.</p>
(b) <i>it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and</i>	<p>The development, as proposed to be modified, is substantially the same development as the development for which consent was originally granted.</p> <p>The proposal is the result of further detailed design to enable the fit out of the podium level for health and medical services.</p>
(c) <i>it has notified the application in accordance with:</i> <ol style="list-style-type: none"> <i>the regulations, if the regulations so require, or</i> <i>a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and</i> 	DPIE will notify the modification application in accordance with the regulations, as required.
(d) <i>it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.</i>	Consideration will be given to any submissions (if required) to the application should DPIE deem it necessary to advertise and/or notify the proposal in accordance with its notification requirements.

Table 2: Response to section 4.55(1A) Provisions

6.2 Section 4.55(3) of the EP&A Act

Section 4.55(3) of the EP&A Act states:

In determining an application for modification of a consent under this section, the consent authority must take into consideration of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

The following section of the report provides an assessment against the statutory environmental planning instruments relevant to the development. The section also includes discussion and evaluation of the key issues and matters for consideration under section 4.15(1) of the EP&A Act.

6.3 Section 4.15(1) Assessment

This section provides an assessment against section 4.15(1) of the EP&A Act.

Provision	Comment
(a) The provisions of:	
(i) any environmental planning instrument, and	<p>The original DA addressed the development's level of compliance against relevant planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Policy (Infrastructure) 2007 • Willoughby Local Environmental Plan 2012 <p>Given the minor nature of the proposed modification, the proposal remains consistent with the above planning instruments.</p>
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not applicable
(iii) any development control plan, and	Not applicable.
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	Not applicable.
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	There are no known matters prescribed by the Environmental Planning and Assessment

Provision	Comment
	<i>Regulation 2000 that are relevant to the consideration of this application.</i>
<i>(v) (Repealed)</i>	
<i>that apply to the land to which the development application relates,</i>	
<i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	The likely impacts of the proposal are discussed in Section 7 of this report.
<i>(c) the suitability of the site for the development,</i>	The site is suitable for the proposed minor modification, as discussed in section 7.5 of this report.
<i>(d) any submissions made in accordance with this Act or the regulations,</i>	The modification application will be notified (if required) in accordance with DPIE's notification policy. Any submissions received will be considered.
<i>(e) the public interest.</i>	The original DA addressed public interest. Given the minor nature of the proposed modifications, the proposal remains consistent with the original assessment of the public interest.

Table 3: Section 4.15(1) Assessment

6.4 Willoughby Local Environmental Plan 2012

The SEE submitted with the original DA assessed the relevant clauses of the WLEP 2012.

As the proposed works are minor in nature, the original assessment against the WLEP 2012 remains relevant to the modification.



7 Likely impacts of the development

The development, as proposed to be modified, remains generally consistent with the conclusions of the assessments submitted with the original application.

Notwithstanding, section 4.15(1)(b) of the EP&A Act requires an assessment of the impact of development on environmental impacts (natural and built), and social and economic impacts. These are discussed in detail below.

7.1 Built form

Further detailed design has resulted in minor modifications to the podium level of Tower A with the construction of a new plant room and outdoor seating area.

The plant room will ensure the safe storage of two air handling units and associated return air fans (Figures 4 and 5). The equipment will be screened by powdercoated louvre panels.

The outdoor seating area will provide patients, visitors and staff with improved recreation amenity (Figures 4 and 7) with the walls comprising of toughened glass partitions and applied textured paint and exposed grooves.

The modifications to the approved floor plan is minimal and is not expected to have a negative impact on overshadowing, noise or amenity to the streetscape.

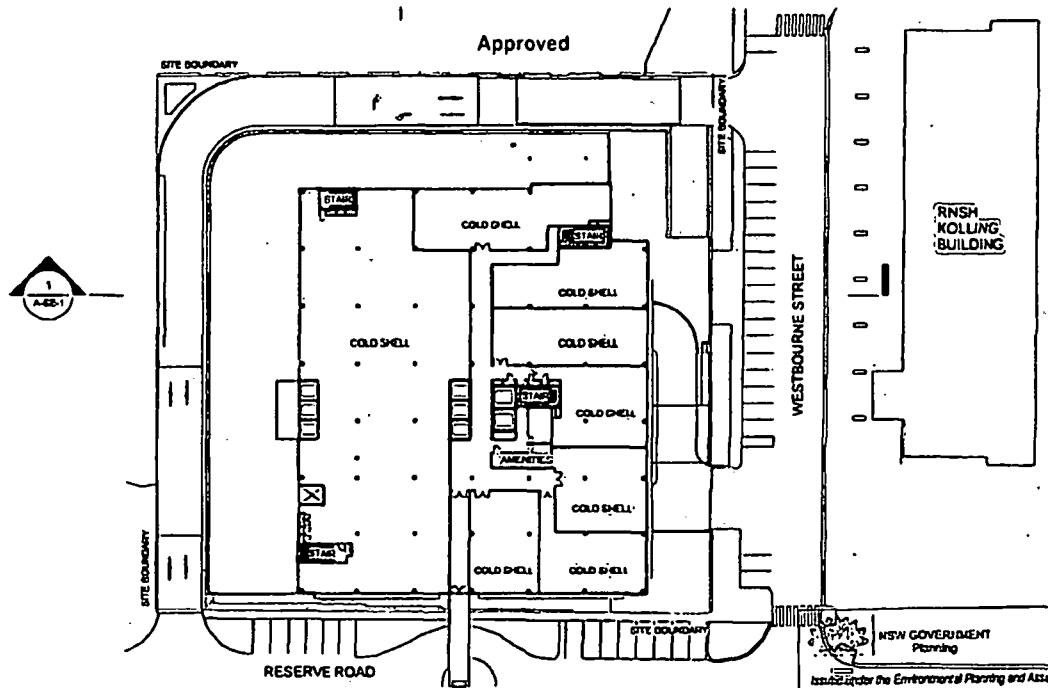


Figure 3: Approved Podium level arrangement (Base source: Billard-Leece Partnership)

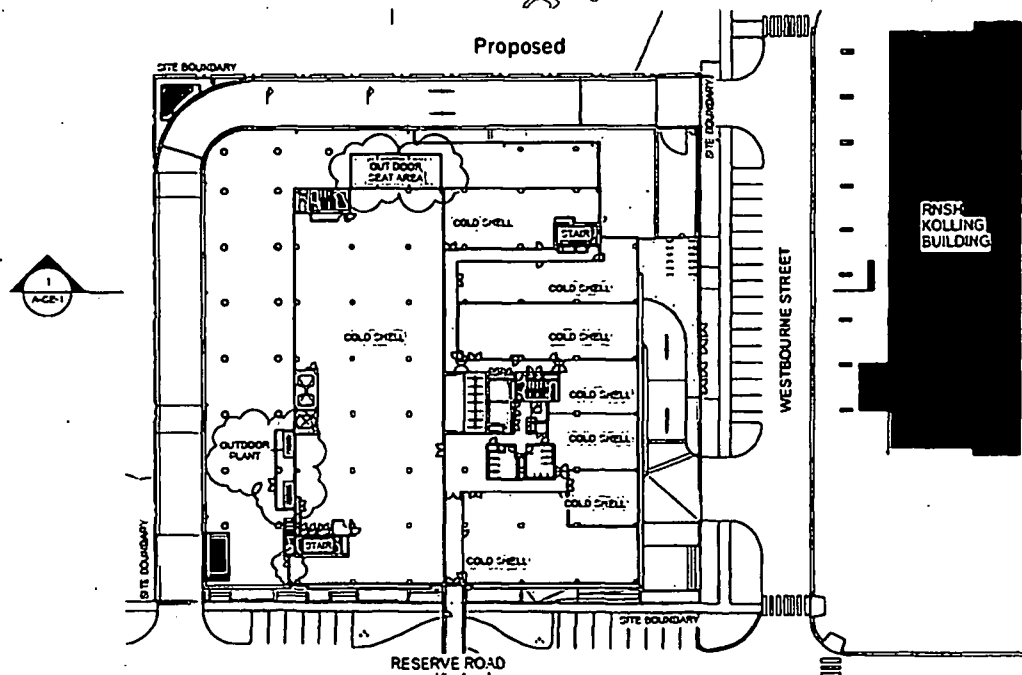


Figure 4: Proposed Podium level arrangement (Base source: Billard Leece Partnership)

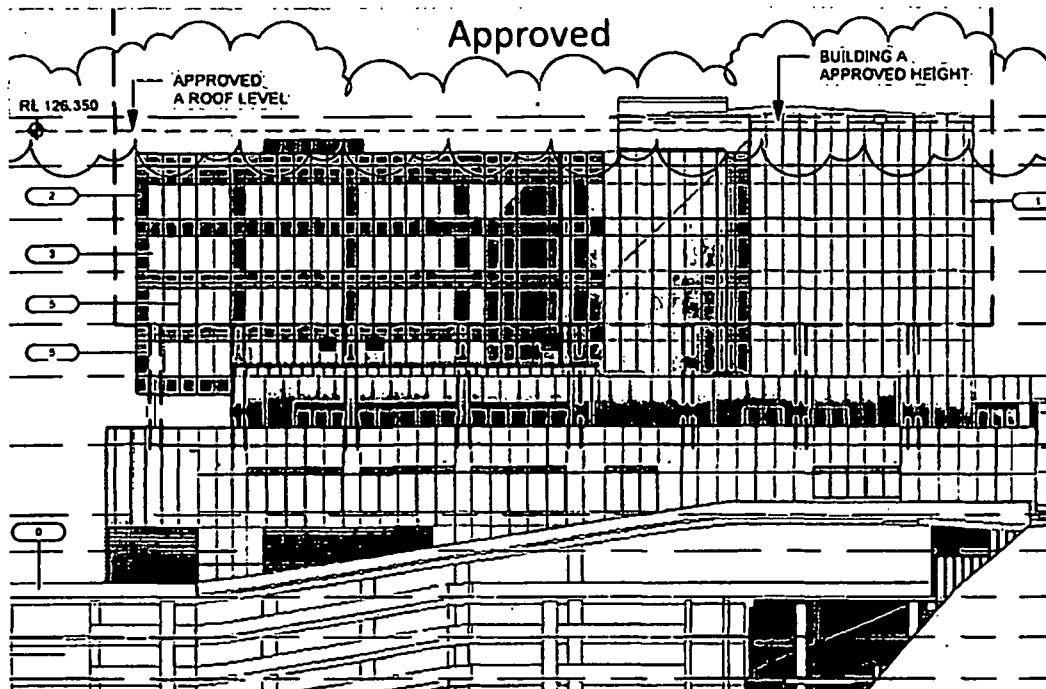


Figure 5: Approved Podium level, North Elevation (Base source: Billard Leece Partnership)

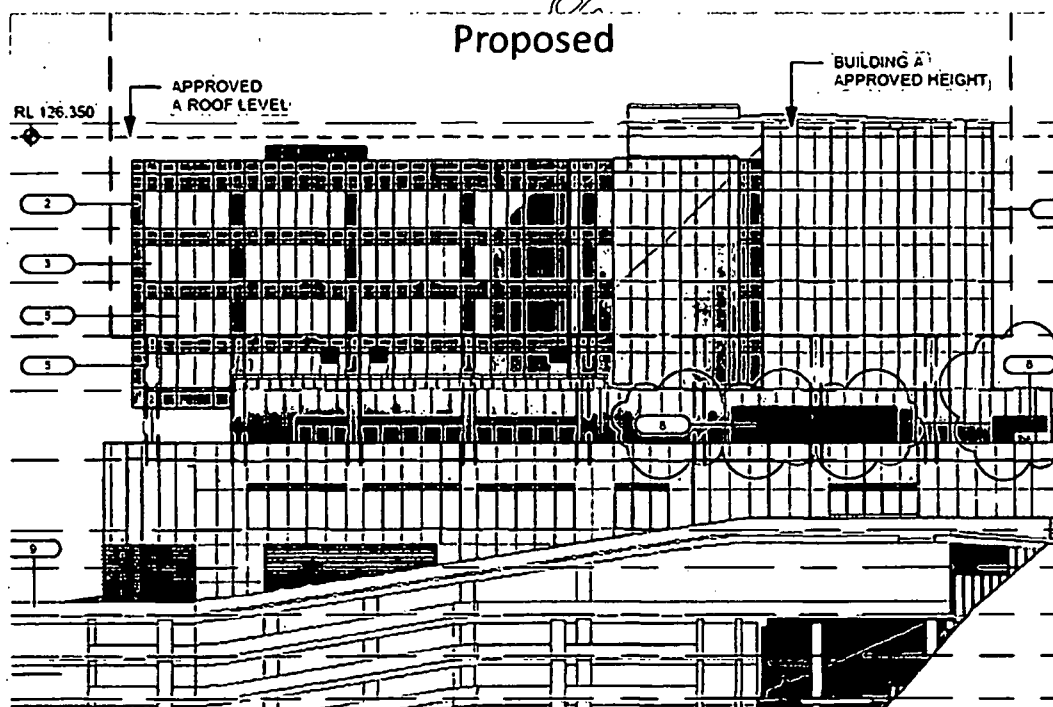


Figure 6: Proposed amendment to Podium level, North Elevation (Base source: Billard Leece Partnership)

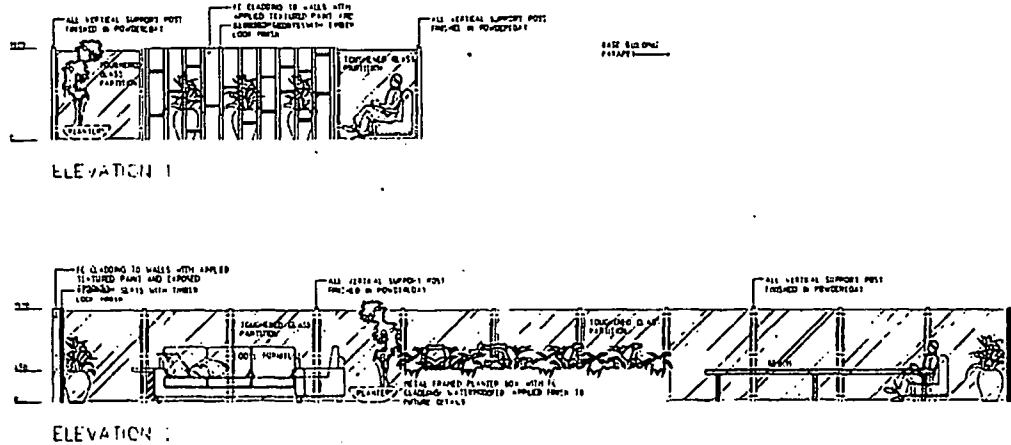


Figure 7: Day surgery outdoor seat area (source: Billard Leece Partnership)

7.2 Acoustic impact

The proposal will not lead to any unacceptable acoustic impacts for surrounding properties or patients, visitors and staff of the hospital. The plant room has been screened from surrounding properties with louvre panels.

Acoustic advice has been prepared by Acoustic Logic (Appendix 3). The proposal has been assessed to ensure compliance with the following conditions of the Development Consent:

Noise Control – Operation

F2. Noise associated with the operation of any plant, machinery or other equipment (excluding plant or equipment associated with emergency systems) on the Subject Site, must not exceed 5 dB(A) above the background noise level when measured at the boundary of the sensitive receiver

F3. The Applicant must undertake short-term noise monitoring, in accordance with the NSW Industrial Noise Policy, to collect valid data and provide a quantitative assessment of operational noise impacts following the occupation of the building. The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within six months of full occupation of the building to verify that operational noise levels do not exceed the recommended noise levels identified in the Noise Impact Assessment – North Shore Private Hospital Stage 1 East Tower Expansion (Revision 3), prepared by Acoustic Logic and dated 31 October 2017.

The Acoustic advice concludes that the proposal will comply with the noise control conditions by adopting the following standard acoustic treatments:

- Acoustic treatment to the outside air inlet of the two air-handling units (75mm internally insulated duct bend connected to the outside air inlets).
- Externally wrapped the fan casing and flex connections of the return air fans with 5kg/m² foam backed loaded vinyl lagged (equal to Vibratag from Acoustic Supplies).

7.3 Calculation of gross floor area

The FSR applicable to the site is 3:1. The approved gross floor area (GFA) had a FSR of 2.9:1, with the first modification (MOD 1) producing an increase in GFA from 18,018m² to 18,578m² resulting in a overall FSR of 2.99:1.

The proposed modifications will not affect the current GFA as they do not create any additional GFA, in accordance with the definition of gross floor area in the Standard Instrument. i.e.:

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - i. storage, and
 - ii. vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

In accordance with this definition, the plant room does not constitute GFA as it will be exclusively used for mechanical services. The outdoor seating area comprises outer walls with a maximum height of 1.3m and therefore does not constitute GFA.

Therefore, the proposed modifications will not lead to an exceedance of the applicable 3:1 FSR.

7.4 Other impacts

The modifications are not expected to generate additional impacts above that considered in the original DA. The modifications will be subject to a noise management plan and construction management plan, in accordance with the conditions of the Consent.

No further impacts are anticipated as a result of the proposed modification.

7.5 Suitability of the site for the development

The site remains suitable for the proposed development for the reasons outlined in the EIS lodged in support of the original application, and the proposed modification does not alter these conditions.

7.6 Public interest

The proposal continues to be in the public interest as the modification will result in substantially the same development as the development for which consent was granted. The proposal will not result in any significant environmental impacts.

In addition, DPIE will consider any public submissions relating to the proposal during its assessment. Accordingly, it can be concluded that the proposed development is entirely in the public interest.

8. Conclusion

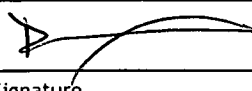


It is concluded that the proposed modifications are in the public interest and warrant approval for the following key reasons:

- the proposal seeks minor modifications to the approved DA and will result in development substantially the same as originally approved;
- the proposed built form, scale and design is considered appropriate and articulated to fit within the surrounding precinct;
- the modification will result in minimal environmental impacts and will have no impact on wind, overshadowing and visual amenity;
- development of the site is complementary to the St Leonards Health and Education Precinct and will reinforce the role of the precinct as identified in the North District Plan;
- the development will allow for the safe storage of mechanical and associated electrical equipment;
- the development will provide patients, visitors and staff with an outdoor seating area for recreational purposes; and
- the proposal remains consistent with the conclusion of the original application.

URGENT

Property Document Execution Form

(for use only when executing Property related documents)

Register Number:	196-01108	Date Logged:	
Landlord/Custodian:	DWFL Subsidiary No. 2 Pty Limited as Trustee for HWPf St Leonards Asset Trust No. 1		
Responsible Entity / Trustee	DWFL Subsidiary No. 2 Pty Limited as Trustee for HWPf St Leonards Asset Trust No. 1		
External Parties:	Keylan Consulting Pty Ltd		
Property Address:	North Shore Health Hub, 7 Westbourne Street, St Leonards	Property No: 41003	
Description of Documents:			No. of Documents:
<ul style="list-style-type: none"> Application to Modify SSD Consent SSD 7543 			<ul style="list-style-type: none"> 1
1. Are any of the documents being signed: <div style="display: flex; justify-content: space-between;"> <div> a. Contracts for purchase/sale of real property b. Contracts for purchase/sale of shares or units or derivatives thereof c. Put and call options pursuant to item (a) or (b) above Co-owner Agreements d. Co-owner Agreements e. Contracts relating to debt financing and hedging facilities </div> <div> f. Investment management agreements g. Property management agreements h. Deeds of retirement and appointment i. Trust deeds and company constitutions j. Documents commencing litigation k. Settlement deeds l. Contracts between related entities of Dexu or Dexu and another fund we manage </div> </div>			No
2. Do any of the documents being signed: <div> a. Grant the counterparty an exclusive right to provide a service or product to DEXUS or to DEXUS managed asset(s)? b. Provide a first or last right of refusal or pre-emptive right of any description? c. Restrict DEXUS' ability to engage other parties to provide a product or service? d. Restrict the uses or leasing of other tenancies? </div>			No
If the answer is "Yes" to either question 1 or 2, then: 1. At least one "A" attorney <u>must</u> sign the document; <u>AND</u> 2. Your Executive (Executive Bands 1-3) <u>must</u> counter-sign the DEF.			
3. Do any of the documents being signed: <div> a. Engage a contractor or consultant for development or capital works projects? If Yes, you must attach the completed and signed Tender Opening and Approval Form. </div>			No
Executive Sign-Off			
	Name	Signature	Date
Legal Sign-Off	[N/A]		
	Name	Signature	Date
Office Development NSW	Mark Barrett	See attached DEF & emails	18/12/2019
	Name	Signature	Date
	Name	Signature	Date
Document Execution by:	Delia Paola Saccaro		19 DEC 2019
 Nathan John Appleby	Name	Signature	Date
	JUSTIN STEELE READING		19 DEC 2019
	Name	Signature	Date
Document Executed Under Power of Attorney: N/A 18/12/19	DWFL Subsidiary No. 2 Pty Limited as Trustee for HWPf St Leonards Asset Trust No. 1		PoA dated 01 August 2019 Book 4763 No 877

URGENT Property Document Execution Form

(for use only when executing Property related documents)

Register Number:		Date Logged:	
Landlord/Custodian:	DWFL Subsidiary No. 2 Pty Limited as Trustee for HWPf St Leonards Asset Trust No. 1		
Responsible Entity / Trustee	DWFL Subsidiary No. 2 Pty Limited as Trustee for HWPf St Leonards Asset Trust No. 1		
External Parties:	Keylan Consulting Pty Ltd		
Property Address:	North Shore Health Hub, 7 Westbourne Street, St Leonards - Tower A	Property No: 41003	
Description of Documents:		No. of Documents:	
OWNERS CONSENT: SECTION 4.55(1a) APPLICATION TO MODIFY SSD CONSENT SSD 7543		• 1	
1. Are any of the documents being signed:		Yes / No	
a. Contracts for purchase/sale of real property b. Contracts for purchase/sale of shares or units or derivatives thereof c. Put and call options pursuant to item (a) or (b), above Co-owner Agreements d. Co-owner Agreements e. Contracts relating to debt financing and hedging facilities f. Investment management agreements g. Property management agreements h. Deeds of retirement and appointment i. Trust deeds and company constitutions j. Documents commencing litigation k. Settlement deeds l. Contracts between related entities of Dexu or Dexu and another fund we manage			
2. Do any of the documents being signed:		Yes / No	
a. Grant the counterparty an exclusive right to provide a service or product to DEXUS or to DEXUS managed asset(s)? b. Provide a first or last right of refusal or pre-emptive right of any description? c. Restrict DEXUS' ability to engage other parties to provide a product or service? d. Restrict the uses or leasing of other tenancies?			
If the answer is "Yes" to either question 1 or 2, then: 1. At least one "A" attorney <u>must</u> sign the document; <u>AND</u>			
2. Your Executive (Executive Bands 1-3) <u>must</u> counter-sign the DEF.			
3. Do any of the documents being signed:		Yes / No	
a. Engage a contractor or consultant for development or capital works projects? If Yes, you must attach the completed and signed Tender Opening and Approval Form.			
Executive Sign-Off			
	Name	Signature	Date
Legal Sign-Off	N/A		
	Name	Signature	Date
Office Development NSW	Mark Barrett	See attached	04/12/2019
	Name	Signature	Date
	Name	Signature	Date
Document Execution by	JASON DAVID HURREN		10/12/19
	Name	Signature	Date
	James Matthew Hough		10 DEC 2019
	Name	Signature	Date
Document Executed Under Power of Attorney: AR 6/12/2019	DWFL Subsidiary No. 2 Pty Limited as Trustee for HWPf St Leonards Asset Trust No. 1		PoA dated 01 August 2019 Book 4763 No 877

#16139 FW: NSHH - S4.55 Modification

Submitted	Received via	Requester
December 4, 2019, 16:16	Mail	Mark Barrett <mark.barrett@dexus.com>

CCs

Docs Mailbox <docs@dexus.com>

Status	Type	Priority	Group	Assignee
Open	-	-	Support	Ajani Ranwala

Categories

Applications

Mark Barrett Dec 4, 16:16

Hi guys, could I please have the attached LOC on letterhead and executed as soon as possible.

Thanks

Mark Barrett | Office Development NSW

e. mark.barrett@dexus.com | d. +612 9017 1139 | m. +61449 903 475
 Australia Square, Level 25, 264-278 George St, Sydney NSW 2000
 PO Box R1822, Royal Exchange NSW 1225

dexus.com**dexus** 

From: Pieter Coetzee [mailto:pcoetzee@savills.com.au]
Sent: Wednesday, 4 December 2019 4:13 PM
To: Mark Barrett <Mark.Barrett@dexus.com>
Cc: James Collins <jcollins@savills.com.au>
Subject: NSHH - S4.55 Modification

Mark,

Please find attached.

Regards

Pieter Coetzee
Senior Project Manager
Project Management
Savills Australia

Level 25, Governor Phillip Tower
 1 Farrer Place, Sydney, NSW 2000

Mobile No: +61 (0) 405 371 183
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Mary Jane reid Dec 4, 17:21

Internal note

hi Ajani, this is for North shore Health, can you please check if this can wait until next Tuesday or if we need to execute this week

Ajani Ranwala Dec 5, 10:05

Good Morning Mark,

The next signing session is on Tuesday 10th of December.
The document is added to the Tuesdays signing session.

Kind Regards,

Knowledge Management Team
e. docs& dexus.com

Australia Square, Level 25, 264-278 George St, Sydney NSW 2000
PO Box R1822, Royal Exchange NSW 1225

dexus.com

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