

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 10 October 2019

SCHEDULE 1

Development consent:	SSD 8766 granted by the Executive Director, Priority Projects on 25 February 2019
For the following:	Redevelopment of Nepean Hospital Integrated Ambulatory Services (Stage 1), involving the demolition of existing structures, construction of a new 14 storey clinical and ambulatory services building with rooftop helipad, and associated works to access and parking, tree removal and landscaping.
Applicant:	Health Administration Corporation
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Nepean Hospital Lot 1 DP1114090, 35-65 Derby Street, Kingswood
Modification:	SSD 8766 MOD 2: • relocation and consolidation of plant from the rooftop to lower levels of the building. • reduction of the building parapet and amendment to the helipad layout. • indicative location of flues and other minor rooftop fixtures, including a helipad windsock. • addition of a communications room to Level 1. • increases to three floor to floor heights. • façade amendments including changes to external materials, rooftop lobby façade changes and the addition of a temporary façade to the western elevation. • amendments to external building identification signage. • ancillary changes to landscaping and stormwater management.

SCHEDULE 2

The consent is modified as follows:

- (a) Definitions table is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

Department	Department of Planning, <u>Industry</u> and Environment, <u>or its successors in title</u>
Minister	NSW Minister for Planning <u>and Public Spaces</u> (or delegate)
<u>Archaeological Salvage</u>	(definition needs to be written so that it is excluded from construction – ie can be done prior to construction)
Development	including the works and activities comprising [insert the relevant phases for the development ie construction, etc] <u>demolition of existing structures, site remediation works, construction of a new 14 storey clinical and ambulatory services building with rooftop helipad, and associated works to access and parking, tree removal and landscaping,</u> as modified by the conditions of this consent.

- (b) Schedule 2 Part A - Administrative Conditions, Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

Terms of Consent

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with the written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS, Response to Submissions;
 - (d) generally in accordance with the section 4.55 modification application (SSD 8766 MOD 2) prepared by planning Pty Ltd, dated 5 August 2019; and**
 - ~~(de)~~ in accordance with the approved plans in the table below:

Architectural Plans prepared by BVN			
Dwg No.	Rev	Name of Plan	Date
A0-106	B	Demolition Plan	14/11/2018
A0-108	B <u>C</u>	Proposed Site Plan	14/11/2018 <u>9/7/2019</u>
A0-200	B <u>C</u>	Lv 00 Floor Plan	14/11/2018 <u>9/7/2019</u>
A0-201	B <u>C</u>	Lv 01 Floor Plan	14/11/2018 <u>9/7/2019</u>
A0-202	B <u>C</u>	Lv 02 Floor Plan	14/11/2018 <u>9/7/2019</u>
A0-203	B <u>C</u>	Lv 03 Floor Plan	14/11/2018 <u>9/7/2019</u>
A0-204	B <u>C</u>	Lv 04 Floor Plan	14/11/2018 <u>9/7/2019</u>
A0-205	B <u>C</u>	Lv 05 Floor Plan	14/11/2018 <u>9/7/2019</u>
A0-206	B <u>C</u>	Lv 06 Floor Plan	14/11/2018 <u>9/7/2019</u>
A0-207	B <u>C</u>	Lv 07 Floor Plan	14/11/2018 <u>9/7/2019</u>
A0-208	B <u>C</u>	Lv 08 Floor Plan	14/11/2018 <u>9/7/2019</u>
A0-209	B	Lv 09 Floor Plan	14/11/2018

	C		<u>9/7/2019</u>
A0-210	B	Lv 10 Floor Plan	<u>14/11/2018</u>
	C		<u>9/7/2019</u>
A0-211	B	Lv 11 Floor Plan	<u>14/11/2018</u>
	C		<u>9/7/2019</u>
A0-212	B	Lv 12 Floor Plan	<u>14/11/2018</u>
	C		<u>9/7/2019</u>
A0-213	B	Lv 13 Floor Plan	<u>14/11/2018</u>
	C		<u>9/7/2019</u>
A0-214	B	Lv 14 Floor Plan	<u>14/11/2018</u>
	C		<u>9/7/2019</u>
A0-215	B	Lv 15 Roof Plan	<u>14/11/2018</u>
	C		<u>9/7/2019</u>
A0-216	B	Lv B1 Floor Plan	<u>14/11/2018</u>
	C		<u>9/7/2019</u>
A0-220	A	Lv 00 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-221	A	Lv 01 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-222	A	Lv 02 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-223	A	Lv 03 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-224	A	Lv 04 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-225	A	Lv 05 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-226	A	Lv 06 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-227	A	Lv 07 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-228	A	Lv 08 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-229	A	Lv 09 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-230	A	Lv 10 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-231	A	Lv 11 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-232	A	Lv 12 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-233	A	Lv 13 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-234	A	Lv 14 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-235	A	Lv Roof General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-236	A	Lv B1 General Arrangement	<u>14/11/2018</u>
	B		<u>9/7/2019</u>
A0-300	B	Elevations – North	<u>14/11/2018</u>
	C		<u>9/7/2019</u>
A0-301	B	Elevations – South	<u>14/11/2018</u>
	D		<u>24/9/2019</u>
A0-302	B	Elevations – West	<u>14/11/2018</u>
	D		<u>24/9/2019</u>
A0-303	B	Elevations – East	<u>14/11/2018</u>
	D		<u>24/9/2019</u>
A0-310	B	Building Sections	<u>14/11/2018</u>
	C		<u>9/7/2019</u>
A0-311	B	Building Sections	<u>14/11/2018</u>
	D		<u>24/9/2019</u>

A0-350	B C	Material Sample Board	14/11/2018 9/7/2019
Landscape Plans prepared by Arcadia Landscape Architecture			
Dwg No.	Rev	Name of Plan	Date
101	B D	Plant Schedule	21/08/2018 03/09/2019
102	B D	Landscape Level 01 Forecourt	21/08/2018 03/09/2019
103	B D	Landscape Level 01 Courtyard 2	21/08/2018 03/09/2019
104	B D	Landscape level 0 Atrium	21/08/2018 03/09/2019
105	B D	Landscape level 0 PECC Courtyard	21/08/2018 03/09/2019
106	B D	Landscape Level 05, 06, and 07	21/08/2018 03/09/2019
107	D	Landscape Streetscape	03/09/2019
-3.0	4-5	Vision Overall Master Plan	August 2018 July 2019
-3.2	4-5	Vision Stage One Landscape Plan	August 2018 July 2019
-3.3	4-5	Vision Rooftop Landscape Plan	August 2018 July 2019
Concept stormwater, sediment and erosion control plan prepared by Bonacci			
Dwg No.	Rev	Name of Plan	Date
NHR-BON-DRW-CIV-TB1 0000001	C	Drawing Register and Construction Notes	4/10/2018
NHR-BON-DRW-CIV-TB1 0001001	C	Soil and Water Management Plan Sheet 1	4/10/2018
NHR-BON-DRW-CIV-TB1 0001002	C D	Soil and Water Management Plan Sheet 2	4/10/2018 23/7/2019
NHR-BON-DRW-CIV-TB1 0001100	B	Soil and Water Management Details	1/06/2018
NHR-BON-DRW-CIV-TB1 0002001	D	Bulk Earthworks Plan Sheet 1	16/07/2018
NHR-BON-DRW-CIV-TB1 0002002	D E	Bulk Earthworks Plan Sheet 2	24/07/2018 23/7/2019
NHR-BON-DRW-CIV-TB1 0002101	B C	Bulk Earthworks Longitudinal Sections Sheet 1	01/06/2018 23/7/2019
NHR-BON-DRW-CIV-TB1 0002102	C D	Bulk Earthworks Longitudinal Sections Sheet 2	01/06/2018 23/7/2019
NHR-BON-DRW-CIV-TB1 0002103	C D	Bulk Earthworks Longitudinal Sections Sheet 3	01/06/2018 23/7/2019
NHR-BON-DRW-CIV-TB1 0002104	B C	Bulk Earthworks Longitudinal Sections Sheet 4	01/06/2018 23/7/2019
NHR-BON-DRW-CIV-TB1 0002105	B C	Bulk Earthworks Longitudinal Sections Sheet 5	01/06/2018 23/7/2019
NHR-BON-DRW-CIV-TB1 0002106	B C	Bulk Earthworks Longitudinal Sections Sheet 6	19/04/2018 23/7/2019

NHR-BON-DRW-CIV-TB1 0003001	B	Siteworks and Stormwater Drainage Plan – Sheet 1	01/06/2018
NHR-BON-DRW-CIV-TB1 0003002	C <u>D</u>	Siteworks and Stormwater Drainage Plan – Sheet 2	23/07/2018 <u>23/7/2019</u>
NHR-BON-DRW-CIV-TB1 0003011	A <u>B</u>	Stormwater Drainage Longitudinal Sections – Sheet 1	01/06/2018 <u>23/7/2019</u>
<u>NHR-BON-DRW-CIV-TB1-0003012</u>	<u>C</u>	<u>Stormwater Drainage Longitudinal Sections – Sheet 2</u>	<u>23/7/2019</u>
<u>Swept Path Analysis and Signage Plan prepared by ptc.</u>			
<u>Dwg No.</u>	<u>Rev</u>	<u>Name of Plan</u>	<u>Date</u>
<u>TP-002</u>	<u>8</u>	<u>19m articulated truck, ambulance and SRV movement and signage</u>	<u>19/9/2019</u>

- (c) Schedule 2 Part A - Administrative Conditions, Condition A4 is amended by the insertion of the **bold and underlined** words and deletion of the ~~bold and struckout~~ words as follows:

A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) ~~or to~~ A2(~~de~~). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) ~~or to~~ A2(~~de~~), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

- (d) Schedule 2 – Part A – Administrative Conditions, is amended by the addition of Condition A22 as follows:

Temporary Western Façade

A22. Within 36 months after the commencement of operation, the Applicant must return any sections of the temporary façade on the western elevation of the building that are not required for connection to any future building, to the permanent façade as per materials and finishes shown on plan A0-305 prepared by BVN dated 27/9/2019, provided as part of the section 4.55 modification application (SSD 8766 MOD 2).

- (e) Schedule 2 Part B – Prior to Commencement of Construction, Condition B29 is amended by the insertion of the **bold and underlined** words/numbers as follows:

Stormwater Management System

B29. Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:

- be designed by a suitably qualified and experienced person(s);
- be generally in accordance with the conceptual design in the EIS as modified in the RtS, **and the section 4.55 modification application (SSD 8766 MOD 2)**;
- be in accordance with applicable Australian Standards;
- be designed in accordance with Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy. The stormwater drainage plans must include site specific cross-sections and plan view details for all stormwater treatment measures;

- (e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines;
 - (f) divert existing clean surface water around operational areas of the site;
 - (g) direct all sediment laden water in overland flow away from the leachate management system;
 - (h) prevent cross-contamination of clean and sediment or leachate laden water.
- (f) Schedule 2 Part C – During Construction, Condition C30 is amended by the deletion of the **~~bold and struckout~~** words as follows:

Imported Soil

- C30. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
 - (b) keep accurate records of the volume and type of fill to be used; and
 - (c) make these records available to the **~~[Department]~~ Certifying Authority** upon request.
- (g) Schedule 2 – Part D – Prior to Occupation or Commencement of Use, Condition D33 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the **~~bold and struckout~~** words/numbers as follows:

Landscaping

- D33. Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:
- (a) detail the species to be planted on-site;
 - (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works;
 - (c) be consistent with the Applicant's Management and Mitigation Measures at EIS;
 - (d) provide for the planting of **222 228** trees as per the Landscape Plans and Plant Schedule prepared by Arcadia Landscape Architecture dated **21/08/2018** **03/09/2019**.

End of modification
(SSD 8766 MOD 2)