

Modification of Development Consent

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

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



Nathan Stringer
Acting Team Leader
Social Infrastructure

Sydney

24 April 2022

SCHEDULE 1

- Development consent:** **SSD-9036** granted by the Executive Director, Key Sites and Industry Assessments on 28 February 2019
- For the following:** Concord Repatriation General Hospital Redevelopment (Concept and Stage 1), comprising:
- Stage 1 development:
 - demolition of buildings and structures
 - new 44,000 sqm, six storey Clinical Service Building
 - new five storey car park accommodating 590 cars
 - temporary 300 space on-grade car park
 - landscaping.
 - Stage 2 Concept:
 - new 38,000 sqm, eight storey Acute Services Building
 - new five storey car park for approximately 520 cars.
- Applicant:** Health Administration Corporation
- Consent Authority:** Minister for Planning
- The Land:** 1H Hospital Road, Concord West (Lot 20 DP 1139098, Lot 1 DP 455866, Lot 2 DP 535257, Lot 117 DP 752023, Lot 1 DP 166721, Lot 7310 DP 1159928, Lot 2 DP 231732 and untitled lot, southern end of the site adjacent to the Parramatta River)
- Modification:** **SSD-9036-Mod-7:** Changes to parking, ESD requirements and landscaping.

SCHEDULE 2

The consent (SSD-9036) is modified as follows:

- a) Schedule 1 'For the following', is amended by the insertion of the **bold and underlined words / numbers** and deletion of the ~~struck out~~ words/numbers as follows:

Concord Repatriation General Hospital Redevelopment (Concept and Stage 1), comprising:

- Stage 1 development:
 - demolition of buildings and structures
 - new 44,000 sqm, six storey Clinical Service Building
 - new five storey car park accommodating **a minimum of 550**~~590~~ cars
 - temporary 300 space on-grade car park
 - landscaping.
- Stage 2 Concept:
 - new 38,000 sqm, eight storey Acute Services Building
 - new five storey car park for **a minimum of 500**~~approximately 520~~ cars.

- b) Schedule 3 Part A – Administrative Conditions, condition A2 is amended by the insertion of the **bold and underlined words / numbers** and deletion of the ~~struck out~~ 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 all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS and Response to Submissions;
- (d) generally in accordance with the Concord Hospital Redevelopment Statement of Environmental Effects Section 4.55 (1A) Modification Application and accompanying documents prepared by Architectus, dated 4 March 2020, and Section 4.55 (1A) Modification Application and accompanying documents prepared by Architectus dated 17 August 2020, and Section 4.55 (1A) Modification Application and accompanying documents prepared by Architectus dated 9 June 2021, **and Section 4.55(1A) Modification Application and accompanying documents prepared by Architectus dated 10 November 2021**; and
- (e) in accordance with the approved plans in the table below:

Architectural Drawings prepared by Jacobs			
Dwg No.	Rev	Name of Plan	Date
IA064700-NEWB-AR-DRG-00	7 8	Cover Sheet	18/05/21 24/09/21
IA064700-NEWB-AR-DRG-0002	4	Demolition Plan	11/07/18
IA064700-NEWB-AR-DRG-0005	25-27	Proposed Site Plan	18/05/21 24/09/21
IA064700-NEWB-AR-DRG-0050	13	Overall Plan – Basement	18/05/21
IA064700-NEWB-AR-DRG-0051	9 11	Overall Plan - Lower Ground	22/06/18 24/09/21
IA064700-NEWB-AR-DRG-0052	9 11	Overall Plan – Ground Level	22/06/18 24/09/21
IA064700-NEWB-AR-DRG-0053	10	Overall Plan – Level 1	10/08/20
IA064700-NEWB-AR-DRG-0054	10	Overall Plan – Level 2	10/08/20
IA064700-NEWB-AR-DRG-0055	10	Overall Plan – Level 3	10/08/20
IA064700-NEWB-AR-DRG-0056	10	Overall Plan – Level 4	10/08/20
IA064700-NEWB-AR-DRG-0057	10	Overall Plan – Level 5	10/08/20
IA064700-NEWB-	11	Overall Plan – Level 6	10/08/20

AR-DRG-0058			
IA064700-NEWB-AR-DRG-0059	6	Overall Plan – Level 7	22/06/18
IA064700-NEWB-AR-DRG-7001	M	Elevation – North & South	27/07/20
IA064700-NEWB-AR-DRG-7002	K	Elevation – East & West	27/07/20
IA064700-NEWB-AR-DRG-7003	F	Elevation – IPU 1 East & IPU 2 West	20/02/20
IA064700-NEWB-AR-DRG-7004	14	Elevation – IPU 2 East & IPU 3 West	13/07/18
IA064700-NEWB-AR-DRG-7101	F	Section Sheet 1	20/02/20
IA064700-NEWB-AR-DRG-7102	K	Section Sheet 2	18/05/21
IA064700-NEWB-AR-DRG-7103	6	Section Sheet 3	13/07/18
IA064700-NEWB-AR-DRG-7104	6	Section Sheet 4	13/07/18
IA064700-NEWB-AR-RPT-9030	V08	Section 3.9 Material Selection	17/04/20
IA64700-NEWB-AR-DRG-15B2	N	GA-Basement Level Zone 2 RL 4.0	18/05/21
IA64700-NEWB-AR-DRG-15G2	E	GA-Ground Level Zone 2	20/02/20
IA64700-NEWB-AR-DRG-15L2	F	GA-Lower Ground Level Zone 2	20/02/20
IA64700-NEWB-AR-DRG-1512	E	GA-Level 1 Zone 2	27/07/20
IA64700-NEWB-AR-DRG-1522	F	GA-Level 2 Zone 2	27/07/20
IA64700-NEWB-AR-DRG-1532	F	GA-Level 3 Zone 2	27/07/20
IA64700-NEWB-AR-DRG-1542	D	GA-Level 4 Zone 2	27/07/20
IA64700-NEWB-AR-DRG-1552	D	GA-Level 5 Zone 2	27/07/20
IA64700-NEWB-AR-DRG-1562	D	GA-Level 6 Zone 2	14/08/20
IA64700-NEWB-AR-DRG-1572	D	GA-Roof Zone 2	27/07/20
Multistorey Car Park			
IA064700-MSCP-AR-DRG-0101	5 13	Proposed Site Plan	12/04/18 24/09/21
IA064700-NEWB-AR-DRG-1500	5 13	Floor Plan – Ground Level	12/04/18 24/09/21
IA064700-NEWB-AR-DRG-1501	4 12	Floor Plan – Level 1	12/04/18 24/09/21
IA064700-NEWB-AR-DRG-1502	4 11	Floor Plan – Level 2	12/04/18 24/09/21
IA064700-NEWB-AR-DRG-1503	5 12	Floor Plan – Level 3	12/04/18 24/09/21
IA064700-NEWB-AR-DRG-1504	4 11	Floor Plan – Level 4	12/04/18 24/09/21
IA064700-NEWB-AR-DRG-1505	4 11	Floor Plan – Level 5	12/04/18 24/09/21
IA064700-NEWB-AR-DRG-4001	4	Elevation – North & South	12/04/18
IA064700-NEWB-AR-DRG-4002	4	Elevation – East & West	12/04/18
IA064700-NEWB-AR-DRG-4011	4	Section Sheet 1	12/04/18

IA064700-NEWB-AR-DRG-4012	4	Section Sheet 2	12/04/18
Landscape Design Development Plans prepared by Site Image Landscape Architects			
Dwg No.	Rev	Name of Plan	Date
SS15-3002-NEWB-LS-RPT-401 MSCP-LS-DRG-101	2 E	On-grade Car Park	21/06/18 24/01/22
SS15-3002-NEWB-LS-RPT-402 MSCP-LS-DRG-102	2 E	Multistorey Car Park	21/06/18 24/01/22
SS15-3002-NEWB-LS-RPT-111	2	Basement	21/06/18
SS15-3002-NEWB-LS-RPT-112	2	Basement Drop-off	21/06/18
SS15-3002-NEWB-LS-RPT-121	2	Lower Ground	21/06/18
SS15-3002-NEWB-LS-RPT-122	2	Ground	21/06/18
SS15-3002-NEWB-LS-RPT-131	2	Ground Floor Cancer Drop-off	21/06/18
SS15-3002-NEWB-LS-RPT-132	2	Ground Floor Courtyards	21/06/18
SS15-3002-NEWB-LS-RPT-141	2	Level 1 Terraces	21/06/18
SS15-3002-NEWB-LS-RPT-151	2	Level 3 Terraces	21/06/18
SS15-3002-NEWB-LS-RPT-151	2	Indicative Planting Plan & Materials Schedule	21/06/18
MSCP-LS-DRG-501	D	Indicative Planting Plan & Materials Schedule	24/01/22
DD Concept Plan prepared by Jacobs			
Dwg No.	Rev	Name of Plan	Date
IA064700-NEWB-SK02	4	Staging Diagram	11/07/18
IA064700-NEWB-SK03	4	Indicative Building Footprint & Layout Plan	11/07/18
IA064700-NEWB-SK04	4	Indicative Building Section	11/07/18
Wayfinding Signage prepared by Minale Tattersfield / Jacobs			
Dwg No.	Rev	Name of Plan	Date
Sheet 16	L	Signage – Way Finding Schematic Design	11/07/18
Sheet 18	L	Signage – Architectural Renders Exterior	11/07/18
Sheet 21	L	Signage – Main Entries	11/07/18
Sheet 42	L	Signage – External Sign Family	11/07/18
Sheet 44	L	Signage – Internal Sign Family	11/07/18
Sheet 45	L	Signage – Internal Sign Family	11/07/18

- c) Schedule 3 Part B – Prior to Commencement of Construction, conditions B22 and B23 are amended by the insertion of the **bold and underlined words / numbers** and deletion of the ~~struckout~~ words/numbers as follows:

Ecologically Sustainable Development

- B22. ~~Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 27.06.18 to target the equivalent of a minimum 4 Star Green Star rating.~~
Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD statement prepared by Wood and Grieve Engineers and dated 31 October 2018, have been incorporated into the design of the development.
- B23. ~~Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 31 October 2018 to target the equivalent of a minimum 4 Star Green Star rating.~~
The project is to achieve compliance with the Health Infrastructure Engineering Services Guidelines (including Design Guidance Note No. 058) by attaining a minimum of 45 points in accordance with the ESD Evaluation Tool.

- d) Schedule 3 Part C – During Construction, condition C34 is deleted as follows:

~~**Green Star Rating**~~

- ~~C43. Within 6 months of commencement of construction the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.~~

- e) Schedule 3 Part D – Prior to Occupation or Commencement of Use, conditions D26 and D28 are amended by the insertion of the **bold and underlined words / numbers** and deletion of the ~~struckout~~ words/numbers as follows:

Tree Replacement

- D26. The site is to accommodate a minimum of ~~43~~**25** replacement trees, to be planted prior to occupation. Trees are to be a minimum pot size of 75 litres and selected in consultation with Council. A minimum of three of these trees shall be interspersed along the eastern side of the entry /exit driveway of the Stage 1 MSCP and may require the removal of some on-grade car parking spaces located adjacent to the driveway.

Parking Spaces

- D28. The following parking spaces ~~provisions and design requirements~~ are required to be made available on-site **to address Stage 1 parking demands:**
- (a) **a minimum of 300 car parking spaces within the temporary on-grade car park (located south of Hospital Road), including accessible spaces, within 12 months from the date of commencement of occupation of the CSB.**
- (b) **590 car spaces within the MSCP following completion of the temporary car park referenced in (a) above, the following provisions apply to the car parking precinct north of Hospital Road:**
- (i) **removal of no more than 300 existing on-grade spaces at any one time during the construction of the MSCP.**
- (ii) **a minimum of 550 car spaces within the new MSCP.**
- (iii) **reinstatement and modification as necessary of all surrounding on-grade parking affected by the MSCP works to exceed Stage 1 parking demands, referenced in**

Concord Repatriation General Hospital Redevelopment (Concept & Stage 1) - SSD 9036 Modification 7 - Traffic Statement dated 1 October 2021, and prepared by Arup.

- (c) 40 bicycle parking spaces.
- (d) **all car parking modified and provided in the project is to be made compliant with AS2890.**

f) Schedule 3 Part E – Post Occupation, insert after condition E16 new condition E17 as follows:

Ecologically Sustainable Development

E17. Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation of the CSB the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains a minimum of 45 ESD points as required by condition B23 of this consent.

**End of modification
(SSD-9036-Mod-7)**