

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.



David Gibson
Team Leader
Social Infrastructure

Sydney

31 August 2022

SCHEDULE 1

Development consent: **SSD-9351535** granted by the Director, Social and Infrastructure Assessments on 30 November 2021

For the following: John Hunter Health and Innovation Precinct, comprising:

- construction and operation of an eleven storey Acute Services Building, including four levels of semi-basement parking and a rooftop helipad.
- refurbishment of existing John Hunter Hospital buildings.
- construction of new road infrastructure and improvements to existing drop-off facilities.
- temporary construction access road.
- new pedestrian connections to the new Acute Services Building and a link bridge to the Hunter Medical Research Institute.
- upgrade existing car parking facilities.
- landscape and public domain works.
- building services works and utility adjustments.
- stormwater drainage.
- signage.
- site preparation, including bulk earthworks and tree removal.

Applicant: Health Administration Corporation

Consent Authority: Minister for Planning

The Land: John Hunter Hospital, Lookout Rd, New Lambton Heights (Lots 1 and 2 DP 1228246, Lot 202 DP 1176551, Lot 11 DP 826092, Lot 9 DP 826092 and Lot 41 DP 1176191)

Modification: **SSD-9351535-Mod-1:** Rearrangement of Detention Basin; Carpark 4 Redesign; and Southern Carpark Bridge Redesign

SCHEDULE 2

The consent (SSD-9351535) is modified as follows:

- Schedule 2 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:

Terms of Consent

A2. The development may only be carried out:

- in compliance with the conditions of this consent;
- in accordance with all written directions of the Planning Secretary;
- generally in accordance with the EIS and Response to Submissions; and
- generally in accordance with the Section 4.55 modification application (SSD-9351535-Mod-1) document titled Section 4.55(1A) Modification Application John Hunter Health and Innovation Precinct, Lookout Drive, New Lambton Heights and accompanying documents prepared by Ethos Urban dated 21 June 2022; and**

~~(d)~~**(e)** in accordance with the approved plans in the table below:

Architectural Drawings prepared by BVN Architects			
Dwg No.	Rev	Name of Plan	Date
AR_C0-A21 NL-X0	2	Demolition - Site Plan	14/05/2021
AR_C0-A22 NL-X0	7 <u>8</u>	Proposed Site Plan - North Road East Phase	06/08/2021 <u>11/05/2022</u>
AR_C0-A22 NL-X1	6 <u>7</u>	Proposed Site Plan - Initial Phase	06/08/2021 <u>11/05/2022</u>
AR_C0-B10 B1-00	7	Basement Level 1 Floor Plan	06/08/2021
AR_C0-B10 B2-00	7	Basement Level 2 Floor Plan	06/08/2021
AR_C0-B10 B3-00	7	Basement Level 3 Floor Plan	06/08/2021
AR_C0-B10 B4-00	7	Basement Level 4 Floor Plan	06/08/2021
AR_C0-B10 L0-00	7	Level 00 Floor Plan	06/08/2021
AR_C0-B10 L0-01 <u>AR CO-B10 L1-00</u>	7	Level 01 Floor Plan	06/08/2021 <u>14/05/2021</u>
AR_C0-B10 L0-02 <u>AR CO-B10 L2-00</u>	8	Level 02 Floor Plan	06/08/2021
AR_C0-B10 L0-03 <u>AR CO-B10 L3-00</u>	6	Level 03 Floor Plan	14/05/2021
AR_C0-B10 L0-04 <u>AR CO-B10 L4-00</u>	6	Level 04 Floor Plan	14/05/2021
AR_C0-B10 L0-05 <u>AR CO-B10 L5-00</u>	6	Level 05 Floor Plan	14/05/2021
AR_C0-B10 L0-06 <u>AR CO-B10 L6-00</u>	7	Level 06 Floor Plan	06/08/2021
AR_C0-B10 L0-07 <u>AR CO-B10 L7-00</u>	8	Level 07 Floor Plan	06/08/2021
AR_C0-B10 L0-08 <u>AR CO-B10 L8-00</u>	7	Roof Plan	06/08/2021
AR_C0-C10 XX-X0	8	Elevations Acute Services Building	06/08/2021
AR_C0-C10 XX-X1	8	Elevations Acute Services Building	06/08/2021

AR_C0-C10 XX-X2	7	Elevations - John Hunter Hospital	06/08/2021
AR_C0-D10 XX-X0	6	Building Sections	06/08/2021
AR_C0-D10 XX-X1	6	Building Sections	06/08/2021
AR_C0-Y40 XX-X0	2	Materials Board	06/08/2021
Landscape Plan prepared by Urbis			
Dwg No.	Rev	Name of Plan	Date
LD_00-A00-XX-00 <u>LD_C0-A00 XX-00</u>	F	COVER SHEET	09/08/2021
LD_00-A10-XX-01 <u>LD_C0-A10 XX-01</u>	B	LEGEND SHEET	13/05/2021
LD_00-A10-XX-02 <u>LD_C0-A10 XX-02</u>	D	PLANTING SCHEDULE STREETSCAPE	09/08/2021
LD_00-A10-XX-03 <u>LD_C0-A10 XX-03</u>	B	PLANTING SCHEDULE ARRIVAL & ROOFTOPS	13/05/2021
LD_00-A10-XX-04 <u>LD_C0-A10-XX-04</u>	B	PLANTING SCHEDULE COURTYARDS & INTERNAL	13/05/2021
LD_00-B01-NL-01 <u>LD_C0-01 NL-01</u>	F <u>G</u>	SHEET SPLIT SITE RELATED	09/08/2021 <u>12/05/2022</u>
LD_B0-B20-NL-00 <u>LD_C0-B20 NL-00</u>	D	JHH ARRIVAL FORECOURT	09/08/2021
LD_B0-B20-NL-X0 <u>C0-B20 NL-X0</u>	F <u>G</u>	OVERALL ZONAL PLAN	09/08/2021 <u>12/05/2022</u>
LD_B0-B20-NL-X1 <u>LD_C0-B20 NL-X1</u>	D <u>E</u>	TREE REMOVAL PLAN	09/08/2021 <u>12/05/2022</u>
LD_B0-B60-NL-X1 <u>LD_C0-B60 NL-X1</u>	D <u>E</u>	SITE WIDE LANDSCAPE PLAN	09/08/2021 <u>12/05/2022</u>
LD_B0-B61-NL-01 <u>LD_C0-B61 NL-01</u>	B	ARRIVAL FORECOURT SECTIONS	13/05/2021
LD_BA-B20-00-20 <u>LD_CA-B20 00-20</u>	D	ASB BUILDING LEVEL 00	09/08/2021
LD_BA-B20-01-20 <u>LD_CA-B20 01-20</u>	D	ASB BUILDING LEVEL 01	09/08/2021
LD_BA-B20-02-20 <u>LD_CA-B20 02-20</u>	B	ASB BUILDING LEVEL 02	13/05/2021
LD_BA-B20-03-20 <u>LD_CA-B20 03-20</u>	B	ASB BUILDING LEVEL 03	13/05/2021
LD_BA-B20-04-20 <u>LD_CA-B20 04-20</u>	B	ASB BUILDING LEVEL 04	13/05/2021
LD_BA-B20-05-20 <u>LD_CA-B20 05-20</u>	B	ASB BUILDING LEVEL 05	13/05/2021
LD_BA-B20-06-20 <u>LD_CA-B20 06-20</u>	B	ASB BUILDING LEVEL 06	13/05/2021
LD_BA-B20-B1-20 <u>LD_CA-B20 B1-20</u>	D	ASB BUILDING LEVEL B1	09/08/2021
LD_BA-B20-B2-20 <u>LD_CA-B20 B2-20</u>	D	ASB BUILDING LEVEL B2	09/08/2021
LD_BA-B20-B3-20 <u>LD_CA-B20 B3-20</u>	D	ASB BUILDING LEVEL B3	09/08/2021

LD_BA-B20-B4-20 <u>LD_CA-B20 B4-20</u>	D	ASB BUILDING LEVEL B4	09/08/2021
LD_BA-B61-00-01 <u>LD_CA-B61 00-01</u>	B	ASB BUILDING LEVEL 00 COURTYARD SECTIONS	13/05/2021
LD_BA-B61-00-02 <u>LD_CA-B61 00-02</u>	B	ASB BUILDING LEVEL 00 ED ARRIVAL SECTION	13/05/2021
LD_BA-B61-01-02 <u>LD_CA-B61 01-02</u>	B	ASB BUILDING LEVEL 01 ELEVATED GARDEN SECTIONS	13/05/2021
LD_BA-B61-04-01 <u>LD_CA-B61 04-01</u>	B	ASB BUILDING LEVEL 04 COURTYARD SECTIONS	13/05/2021
LD_BJ-B20-02-30 <u>LD_CJ-B20 02-30</u>	B	JHH BUILDING LEVEL 02	13/05/2021
LD_BJ-B20-03-30 <u>LD_CJ-B20 03-30</u>	B	JHH BUILDING LEVEL 03	13/05/2021
LD_BJ-B61-03-01 <u>LD_CJ-B61 03-01</u>	B	JHH BUILDING LEVEL 03 COURTYARD 1 SECTIONS	13/05/2021
LD_BJ-B61-03-02 <u>LD_CJ-B61 03-02</u>	B	JHH BUILDING LEVEL 03 COURTYARD 2 SECTIONS	13/05/2021
<u>LD_CJ-B61 03-03</u>	<u>B</u>	<u>JHH BUILDING LEVEL 03 COURTYARD 3 SECTIONS</u>	<u>13/05/2021</u>
Civil Drawings prepared by Northrop			
Dwg No.	Rev	Name of Plan	Date
C001-DA	7 <u>8</u>	COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE	30/07/2021 <u>06/05/2022</u>
C100-DA	6 <u>7</u>	SOIL AND WATER MANAGEMENT PLAN	30/07/2021 <u>06/05/2022</u>
C101-DA	6 <u>7</u>	SOIL AND WATER MANAGEMENT DETAILS	30/07/2021 <u>06/05/2022</u>
C102-DA	6 <u>7</u>	SOIL AND WATER MANAGEMENT NOTES	30/07/2021 <u>06/05/2022</u>
C200-DA	7 <u>8</u>	BULK EARTHWORKS PLAN	30/07/2021 <u>06/05/2022</u>
C300-DA	8 <u>9</u>	CIVIL WORKS ARRANGEMENT PLAN	02/07/2021 <u>06/05/2022</u>
C400-DA	8 <u>9</u>	ROAD SETOUT PLAN	02/08/2021 <u>06/05/2022</u>
C401-DA	7 <u>8</u>	ROAD TYPICAL SECTIONS'	30/07/2021 <u>06/05/2022</u>
C501-DA	7 <u>8</u>	ROAD LONG SECTIONS - SHEET 1	30/07/2021 <u>06/05/2022</u>
C502-DA	7 <u>8</u>	ROAD LONG SECTIONS - SHEET 2	30/07/2021 <u>06/05/2022</u>
<u>C503-DA</u>	<u>8</u>	<u>ROAD LONG SECTIONS - SHEET 3</u>	<u>06/05/2022</u>
<u>CV_30-B10 NL-C1</u>	<u>D</u>	<u>CIVIL WORKS PLAN – SHEET 1</u>	<u>01/06/2022</u>

**End of modification
(SSD-9351535-Mod-1)**