Modification of Minister's Approval

Section 115ZI of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 16 February 2015, I approve the modification of the State significant infrastructure referred to in Schedule 1, subject to amendments to the conditions in Schedule 2.

Karen Jones
Director
Infrastructure

Sydney 27 February 2015

SCHEDULE 1

Infrastructure Approval: SSI 5982 granted by the Minister for Planning on 22 June 2014

For the following:

- Concept proposal for the staged Northern Beaches Hospital development.
- Stage 1 site clearance and preparatory works, including:
  - construction of a site office and temporary connection to services;
  - closure of Bantry Bay Road;
  - site fencing;
  - clearance of vegetation, including tree stumps, excluding the area of vegetation broadly consistent with the former Blinking Light Reserve east of Bantry Bay Road;
  - thinning of the understorey of the former Blinking Light Reserve east of Bantry Bay Road;
  - chipping of cleared vegetation;
  - site stabilisation and erosion control;
  - offsite disposal of surplus cleared vegetation to green waste recycling facility or reuse;
  - removal and disposal of building material associated with former buildings;
  - service diversion works for gas, electricity and telecommunications infrastructure;
  - decommissioning existing water and electricity services infrastructure;
  - pedestrian access path; and
  - site management works.

Modification: SSI 5982 MOD 1: modify the Stage 1 site clearance and preparatory works to include site levelling, stormwater and drainage works, construction of utility services, construction of a temporary car park for construction related vehicles and construction of on-site roads for truck movements.

SCHEDULE 2

- ***Delete condition A2(d) and (e) in Schedule 3 and replace with:***

  d) SSI 5982 MOD 1;
  e) The conditions of this approval; and
  f) The following drawings, except for:
     i) any modifications which are Exempt' or Complying Development;
     ii) otherwise provided by the conditions of this approval.

Architectural (or Design) Drawings			
Drawing No.	**Revision**	**Name of Drawing**	**Date**
1	A (as marked)	Hospital site boundary, services easements and APZs	25.02.14 (as marked)
2	A (as marked)	33 kV transmission line diversion	25.02.14 (as marked)
3	A (as marked)	11 kV transmission line diversion	25.02.14 (as marked)
4	A (as marked)	Gas main diversion	25.02.14 (as marked)
5	A (as marked)	Telecommunications services diversion	25.02.14 (as marked)
Architectural (or Design) Drawings prepared by *Hyder*			
Drawing No.	**Revision**	**Name of Drawing**	**Date**
SKC062-AA006518-NS-D-00	MS2	SITE PREPARATION WORKS EARTHWORKS AND EROSION CONTROL PLAN	28/11/14
SKC061-AA006518-NS-D-00	MS2	SITE PREPARATION WORKS HAUL ROAD LOCATION PLAN	28/11/14
SKC064-AA006518-NS-D-00	MS2	SITE PREPARATION WORKS UTILITIES PLAN	28/11/14
SKC071-AA006518-NS-D-00	MS2	RETAINING WALL DETAILS	28/11/14

- ***Delete condition B11 in Schedule 3 and replace with the following:***

  B11 Prior to the commencement of any relevant works on the subject site, a Construction Environmental Management Plan (CEMP) and documentation contained within shall be prepared by suitably qualified experts and submitted to the Certifying Authority. The Plan shall address, but not be limited to, the following matters where relevant:
  a) hours of work,
  b) 24 hour contact details of site manager,
  c) traffic management, in consultation with the local council, including a designated off-street car parking area for construction related vehicles,
  d) construction noise and vibration management plan,
  e) management of dust to protect the amenity of the neighbourhood,
  f) soil and water management,
  g) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site,
  h) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting,
  i) flora and fauna management with particular reference to:
     - minimising the impacts of site activities on the resident Long-nosed Bandicoots and

- establishing suitable habitat areas for the Eastern Pygmy Possum if they are discovered to be on site.

- ***Delete condition B13 in Schedule 3 and replace with the following:***

  B13 The proponent shall submit a copy of the CEMP to the Department and to the Council for their information, prior to commencement of the relevant works.

- ***Delete condition B15(j) in Schedule 3 and replace with the following:***

  j) any works forming part of SSI 5982 MOD 1 shall not be undertaken in zones 1, 2 and 3 during school hours if the noise affected target is exceeded;
  k) any works forming part of SSI 5982 MOD 1 shall not commence prior to 8 am in zones 1, 4 and 7 and respite periods must be provided in relation to these works in those zones if the noise affected target is exceeded; and
  l) additional requirements for any works proposed out of standard construction hours as per condition C2.

- ***Insert the following conditions after condition B17 in Schedule 3:***

  Remediation

  B15. Prior to the commencement of any works forming part of SSI 5982 MOD 1, the proponent shall provide the Environment Protection Authority (EPA) with a Site Validation Report, which must confirm that no elevated levels of herbicides are located on the site and that the site meets the relevant ecological investigation levels for any landscaped or open space areas.

  The proponent shall submit to the satisfaction of the Certifying Authority a copy of the Site Validation Report.

- ***Delete condition C5 in Schedule 3 and replace with the following:***

  C5

  a) A Soil and Water Management Plan shall be prepared by a suitably qualified and experienced person in accordance with the document *Managing Urban Stormwater–Soils & Construction Volume 1* (2004) by Landcom. Details are to be included in the CEMP submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.
  b) An updated Soil and Water Management Plan must be prepared in consultation with Council to incorporate any additional erosion and sediment controls required to address the additional earth works and road works in SSI 5982 MOD 1. A copy of the amended Soil and Water Management Plan must be included in the CEMP submitted to the satisfaction of the Certifying Authority prior to the commencement of any of the earthworks and road works.