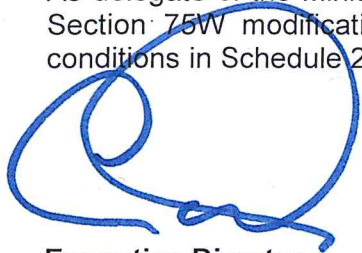


Modification of Minister's Approval

Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 16 February 2015, I approve the Section 75W modification of the project approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Executive Director
Infrastructure & Industry Assessments

Sydney

19TH MARCH

2015

SCHEDULE 1

Project Approval:

MP 10_0016

Proponent:

Brookfield Multiplex Constructions Pty Ltd

Approval Authority:

Minister for Planning

Land:

Scottish Hospital - 2 Cooper Street, Paddington
Lot 2 in DP 607572

For the following project:

A Seniors Living Development including:

- a 100 bed residential aged care facility, 79 independent living units and support services;
- conservation and management of the 'Scottish Hospital' heritage building, together with its adaptive re-use for independent living units;
- a loading dock off Stephen Street;
- 132 car parking spaces;
- remediation; and
- a community bus pick-up and drop-off area at the corner of Brown and Cooper Streets.

Modification:

MP10_0016 MOD 1: modification to amend Condition A3, A6 and E17.

SCHEDULE 2

- 1) Part A, Condition A3 is amended by the deletion of ~~struck-out words/numbers~~ and the insertion of **bold** and **underlined** words/numbers as follows:

A3. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with the Environmental Assessment dated November 2010 prepared by Urbis and all Appendices, except where varied by

- the Preferred Project Report dated June 2011 and all Appendices;
- the Proponent's Statement of Commitments included in the PPR; and
- the following drawings:

Drawing No.	Drawing Title	Revision	Date
Site Plans			
DA101	Demolition Plan	A	07/10/2010
DA102	Key Plan	A	07/10/2010
DA103	Staging Diagram	A	07/10/2010
DA104	Site Plan	B	07/10/2010
Floor Plans			
DA200	Lower basement	A	07/10/2010
DA201	Upper Basement Parking	A	07/10/2010
DA202	Option A - RACF Loading Facility	B	07/10/2010
DA203	Level 02 Plan	B	07/10/2010
DA204	Level 03 Plan	B	07/10/2010
DA205	Level 04 Plan	B	07/10/2010
DA206	Level 05 Plan	B	07/10/2010
DA207	Level 06 Plan	B	07/10/2010
DA208	Level 07 Plan	B	07/10/2010
DA209	Level 08 Plan	B	07/10/2010
DA211	Roof Plan	B	07/10/2010
Measure to maximise privacy of 4 Cooper Street			
DA 213	Measure to maximise privacy of 4 Cooper St	A	06/06/2011
Sections			
DA221	Longitudinal Section A	B	07/10/2010
DA222	Longitudinal Section B	B	07/10/2010
DA223	Cross Section C & D	B	07/10/2010
Elevations			
DA231	North Elevation	B	07/10/2010

DA232	South Elevation	B	07/10/2010
DA231	East Elevation	B	07/10/2010
DA232	West Elevation	B	07/10/2010
Finishes Board			
DA650	Finishes Board - Stephen St ILU/RACF	A	07/10/2010
DA651	Finishes Board - Brown St ILU	B	07/10/2010
DA652	Finishes Board – Glen St View	B	07/10/2010
DA653	Finishes Board – Gatekeepers Lodge ILU	B	07/10/2010
Brown Street ILU Floor Plans			
DA401	Brown St ILU Level 1	B	07/10/2010
DA402	Brown St ILU Level 2	B	07/10/2010
DA403	Brown St ILU Level 3	B	07/10/2010
DA404	Brown St ILU Level 4	B	07/10/2010
DA405	Brown St ILU Level 5	B	07/10/2010
DA406	Brown St ILU Level 6	B	07/10/2010
DA407	Brown St ILU Level 7	B	07/10/2010
DA408	Brown St ILU Level 8	B	07/10/2010
DA410	Brown St ILU Roof Plan	B	07/10/2010
Stephen Street ILU Floor Plans			
DA412	Stephen St ILU Level 1 & 2	A	07/10/2010
DA413	Stephen St ILU Level 3 & 4	A	07/10/2010
DA414	Stephen St ILU Level 5 & Roof Plan	A	07/10/2010
Gate Keepers Lodge ILU Floor Plans			
DA416	Gate Keepers Lodge Level 3 & 4	A	07/10/2010
DA417	Gate Keepers Lodge Level 5 & 6	A	07/10/2010
DA418	Gate Keepers Lodge Level 7 & Roof Plan	A	07/10/2010
Brown Street RACF Floor Plans			
DA420	RACF Building – Level 1	B	07/10/2010
DA421	RACF Building – Level 3	B	07/10/2010
DA422	RACF Building – Level 4	B	07/10/2010
DA423	RACF Building – Level 5	B	07/10/2010
DA425	RACF Building – Level 6	B	07/10/2010
DA426	RACF Building – Level 7	B	07/10/2010
DA427	RACF Building – Roof Plan	B	07/10/2010
Heritage Building ILU Floor Plans			
DA 429	Site Plan	A	07/10/2010

DA 430	Heritage Building - Level 4	A	07/10/2010
DA 431	Heritage Building - Level 5	A	07/10/2010
DA 432	Heritage Building - Level 6	A	07/10/2010
DA 433	Heritage Building - Level 7	A	07/10/2010
DA 434	Heritage Building - Roof Plan	A	07/10/2010
DA 435	North-South Elevations	A	07/10/2010
DA 436	East-West Elevations	A	07/10/2010
DA 437	Sections	A	07/10/2010
DA 438	Sections	A	07/10/2010
Unit Plans			
DA 451	Brown St ILU - Unit Plans - Sheet 1	A	07/10/2010
DA 452	Brown St ILU - Unit Plans - Sheet 2	A	07/10/2010
DA 453	Brown St ILU - Unit Plans - Sheet 3	A	07/10/2010
DA 454	Brown St ILU - Unit Plans - Sheet 4	A	07/10/2010
DA 455	Brown St ILU - Unit Plans - Sheet 5	A	07/10/2010
DA 456	Brown St ILU - Unit Plans - Sheet 6	A	07/10/2010
DA 457	Brown St ILU - Unit Plans - Sheet 7	A	07/10/2010
DA 458	Brown St ILU - Unit Plans - Sheet 8	A	07/10/2010
DA 459	Brown St ILU - Unit Plans - Sheet 9	A	07/10/2010
DA 460	Brown St ILU - Unit Plans - Sheet 10	A	07/10/2010
DA 461	Stephen St ILU - Unit Plans - Sheet 1	A	07/10/2010
DA 462	Stephen St ILU - Unit Plans - Sheet 2	A	07/10/2010
DA 463	Stephen St ILU - Unit Plans - Sheet 3	A	07/10/2010
DA 464	Gate Keeper's Lodge - Unit Plans - Sheet 1	A	07/10/2010
DA 465	RACF ILU - Unit Plans - Sheet 1	A	07/10/2010
DA 466	RACF ILU - Unit Plans - Sheet 1	A	07/10/2010
Privacy screen details			
DA 520	Privacy Screen Details along Stephen Street	A	06/06/2011
Landscape Plans prepared by Aspect Studios, excluding land dedicated to Council for the extension of the Dillon Street Reserve			
10034-SK01	Concept Plan	02	September 2011 2010
10034-SK02	Brown Street Frontage	02	September 2011 2010
10034-SK03	Central Terraces & Entry Plaza	02	September 2011 2010

10034-SK04	Parkland	02	September 2011 <u>2010</u>
10034-SK05	Plants & Materials	02	September 2011 <u>2010</u>
10034-SK06	Central Terraces	02	September 2011 <u>2010</u>
10034-SK07	Street Views	02	September 2011 <u>2010</u>
10034-SK08	WSUD Opportunities	01	June 2011
SK01	Location Plan with existing trees	B	May 2011
SK04	Option 3 - Infill Planting of <i>Waterhousia floribunda</i> and transplanted palms with staged removal of selected weed trees	B	May 2011

except for:

- any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- otherwise provided by the conditions of this approval.

2. Condition A6 is amended by the deletion of ~~struck out~~ words/numbers and the insertion of **bold** and **underlined** words/numbers as follows:

A6. Ecological Sustainable Development

The development shall be carried out **generally in accordance with the sustainability report titled Proposed Ecologically Sustainable Design Initiatives prepared by Cardno ITC revision dated 10 November 2010**, ~~so that the following energy efficiency targets are met (as recommended by the Sustainability Strategy prepared by Cundall Associates dated 6 September 2010):~~

- ~~carbon: achieve a reduction of 40% compared against the existing building; and~~
- ~~water: achieve a reduction of 25% compared against the existing building.~~

3. Part B - Condition E17 amended by the deletion of ~~struck out~~ words/numbers and the insertion of **bold** and **underlined** words/numbers as follows:

E17. Power / Telecommunications Related Works

The proponent shall meet the full cost of **bundling the overhead power lines located along the Brown Street, Cooper Street and Stephen Street frontages of the development site (where works of this nature have not already been undertaken)**, ~~power lines and telecommunication cables located in the vicinity of the development site to be relocated underground and all redundant power poles to be removed.~~ The Proponent shall liaise directly with the relevant service utility authorities to organise for the wires / cables to be **bundled** relocated. All wires / cables must be **bundled** ~~relocated underground~~ to the satisfaction of the relevant service utility authority prior to the issuing of an Occupation Certificate for the development.