



CM/JBu
16629
30 May 2017

Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally

**MODIFICATION TO MP10_0091
24-40 BIGGE STREET, LIVERPOOL**

We are writing on behalf of Healthscope Operations Pty Ltd to request that the Minister (or his delegate) modify Project Application approval MP 10_0091 pursuant to the savings provisions under clause 2(1)(b) of Schedule 6(A) of the *Environmental Planning and Assessment Act 1979*. Section 75W of Part 3A continues to apply to modifications of Part 3A consents referred to in clause 8J(8) of the *Environmental Planning and Assessment Regulations 2000*.

This proposed modification seeks approval for stratum subdivision of the approved development.

This letter describes the proposed modifications to the approved development, and includes an assessment of the proposal against the relevant considerations of the EP&A Act. It should be read in conjunction with Project Application MP 10_0091 and Stratum Subdivision Plans prepared by David Saxon McCulloch (**Appendix A**).

1.0 BACKGROUND

Development consent MP 10_0091 was approved by the Minister on 14 July 2011. The approved development involved the construction of a four level hospital extension (plus one level of car parking below and a single level of plant above).

MP 10_0091 was approved to be modified by the Minister of Planning under delegation on 26 May 2016 (Mod 1). Mod 1 included changes to the building footprint and building envelope, increased floor space by 640m², an additional level of parking for 36 vehicles, internal layout changes and external design changes.

A second modification is currently under assessment by the Department of Planning and Environment to allow for the staged construction of the approved development and to capture other, minor internal and external design changes.

2.0 DESCRIPTION OF PROPOSED MODIFICATION

2.1 Overview of Proposed Modification

The proposed modification seeks approval for the stratum subdivision of Lot 21 in DP 1197765 into two stratum lots (Lot 200 and Lot 201) as detailed at the stratum subdivision plans at **Appendix A**. The stratum subdivision will separate the core hospital use (Lot 200) from the new

medical suites on Level 1 and Level 3 (with associated basement car parking (Lot 201)). The medical suites are associated with the new hospital extension and layout (Mod 2). Following the creation of the stratum subdivision, the medical suites on Level 1 and Level 3 will be strata subdivided and sold to medical practitioners.

2.2 Modifications to Project Approval

The proposed amended wording of the relevant conditions is identified below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

Development in Accordance with Plans and Documents

A2. The development will be undertaken in accordance with the following drawings and documents:

| Drawing No. | Revision | Name of Plan | Date |
|-------------|----------|---|------|
| 62611 | | <i>Plan of Proposed Subdivision of Lot 21 in DP1197765 prepared by David Saxon McCulloch</i> | |

3.0 PLANNING AND ENVIRONMENTAL ASSESSMENT

Liverpool LEP 2008

There are no relevant provisions under the LEP 2008.

Liverpool DCP 2008

There are no relevant provisions under the DCP.

The proposal does not involve any physical works. The proposed subdivision will not generate any additional environmental impacts at the site or on its surrounds beyond those impacts considered by the DPE during the assessment and approval of MP10_0091. The proposed allocation of car parking is generally consistent with the provisions of the Liverpool planning controls.

4.0 CONCLUSION

This proposed modification to the Project Approval is minor and has no material effect on the design or day-to-day functioning of the hospital. The modification will not result in any adverse environmental, social or economic impacts. Accordingly, we recommend this Section 75W Modification be approved.

If you have any queries or would like to discuss this matter further, please do not hesitate to contact me on 9956 6962 or cmcgillick@jbaurban.com.au.

Yours sincerely



Chris McGillick
Urban Planner