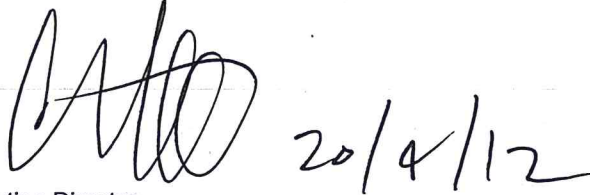


Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 25 January 2010, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Acting Director
Metropolitan and Regional Projects North
Development Assessment and Systems Performance

Sydney

2012

SCHEDULE 1

Project Approval:

MP10_0173 granted by the Minister for Planning and Infrastructure on date 16 May 2011

For the following:

Central Coast Cancer Centre, including:

- Demolition of non-structural components of the existing Gosford Hospital;
- Construction of a new integrated single storey extension and fit out;
- Alterations to Holden Street vehicular access arrangements and Hospital car parks;
- Construction of Ward Street car park;
- Landscaping; and
- Ancillary infrastructure and services.

Modification Number:

MP10_0173 MOD 1

Modification:

The modification request includes:

- Deletion of the Ward Street car park;
- Re-mark the existing Beane Street car park to provide an additional 3 spaces;
- Re-mark and extend the existing fleet vehicle car park to provide an additional 19 spaces;
- Removal of 14 trees, stormwater drainage works, lighting, car parking signage and landscaping to existing car parks; and
- Construction of a new 1.2m wide footpath along Racecourse Road in front of the fleet vehicle car park.

SCHEDULE 2 CONDITIONS

PART A – ADMINISTRATIVE CONDITIONS

- Delete condition A2 and replace with the following:

Development in Accordance with Plans and Documents

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

Environmental Assessment titled <i>Central Coast Regional Cancer Centre, Holden Street, Gosford, Major Project Application MP10_0173 Environmental Assessment, dated November 2010, prepared by Architectus.</i>			
Preferred Project Report titled <i>Central Coast Regional Cancer Centre, Holden Street, Gosford, Major Project MP10_0173 Preferred Project Report, dated February 2011, prepared by Architectus.</i>			
<i>Gosford Hospital Car Parking Section 75W Modification Major Project MP10_0173 Environmental Assessment, dated March 2012, prepared by Architectus.</i>			
Statement of Commitments at Schedule 3, prepared by Architectus, dated February 2011.			
Architectural (or Design) Drawings prepared by Silver Thomas Hanley			
Drawing No.	Revision	Name of Plan	Date
DoP 01	03	PHOTO REALISTIC VIEWS	14.02.11
DoP 02	03	MASSING IMAGES	14.02.11
DoP 03	02	SITE ANALYSIS PLAN	17.11.10
DoP 04	02	URBAN ANALYSIS PLAN	17.11.10
DoP 05	05	CAMPUS SITE PLAN	11.02.11
DoP 06	05	DETAILED SITE PLAN	15.02.11
DoP 07	03	FLOOR PLAN	04.02.11
DoP 08	02	DEMOLITION PLAN	17.11.10
DoP 09	03	ELEVATIONS AND SECTIONS	14.02.11
DoP 13	03	SAMPLE BOARD	14.02.11
DoP 14	D	LANDSCAPE CONCEPT PLAN	15.02.11
CI.CP.01.002	2	CAR PARK GENERAL NOTES AND TYPICAL DETAILS	16.02.12
CI.CP.01.003	2	CAR PARK BEANE STREET CAR PARK GENERAL ARRANGEMENTS	16.02.12
CI.CP.01.004	3	CAR PARK FLEET EXTENSION CAR PARK GENERAL ARRANGEMENTS	16.02.12
CI.CP.01.005	2	EARLY WORKS FLEET EXTENSION CAR PARK DRAINAGE	16.02.12
CI.CP.01.006	2	CAR PARK FLEET CAR PARK TYPICAL SECTIONS	16.02.12
CI.CP.01.007	1	CAR PARK FLEET EXTENSION CAR PARK SIGNAGE PLAN	16.02.12

CI.CP.01.008	1	CAR PARK FLEET EXTENSION CAR PARK STAGING PLAN	16.02.12
EL.CP.02.001	02	ELECTRICAL SERVICES FLEET CAR PARK POWER AND LIGHTING LAYOUT	16.02.12
DoP 15	05	CARPARK ALLOCATION PLAN	06.03.12

except for:

- any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
- otherwise provided by the conditions of this approval

PART C – PRIOR TO CONSTRUCTION

- Delete condition C3 and replace with the following:

Road/Asset Opening Permit

C3(a). A Road / Asset Opening Permit must be obtained from Gosford City Council as the relevant road authority prior to carrying out any works within or upon a road, footpath, nature strip or in any public place, in accordance with section 138 of the Roads Act 1993, and all of the conditions and requirements contained in the Road / Asset Opening Permit must be complied with.

- (b). Application is to be made to Gosford City Council under the Roads Act 1993 for the construction of the 1.2m wide pedestrian footpath along the south-eastern side of Racecourse Road in front of the approved fleet car park extension, including the submission of detailed engineering plans prior to the commencement of works. Plans are to show the extent of works and proposed levels and alignment of the footpath.

- New condition C13 is added:

Fleet Car Park Landscape Plan

C13. Prior to the commencement of construction works for the Fleet car park, a landscaping plan is to be prepared in accordance with the recommendations provided within the Arboricultural Impact Assessment Report, dated 9 March 2012 and prepared by Advanced Treescape Consulting for the and Fleet car park site extension. The landscape plan is to be prepared to the satisfaction of the Crown Certifying Authority, and is to detail suitable replacement trees of a comparable native species that embellishes the adjacencies of the car park and submitted to the Department of Planning and Infrastructure for their records.

PART D – DURING CONSTRUCTION

- Delete condition D5 and replace with the following:

Tree Removal

D5(a). Tree removal is to be undertaken in accordance with the recommendations provided within the Arboricultural Impact Assessment Report, dated 9 March 2012 and prepared by Advanced Treescape Consulting for the and Fleet car park site extension.

- (b). All trees removed in accordance with condition D5(a). are to be suitably replaced in accordance with the landscaping plan prepared to satisfy condition C13 and recommendations provided within the Arboricultural Impact Assessment Report, dated 9 March 2012 and prepared by Advanced Treescape Consulting.

SCHEDULE 3 – STATEMENT OF COMMITMENTS

- Delete Statement of Commitment 4.9 and replace with the following:

4.9 Beane Street and Hospital Road Car Parks

The new car parking spaces in the Beane Street and Hospital Road car parking areas are to be designed in accordance with AS2890.1 2004 – Parking facilities.

- Insert new Statement of Commitment 4.10:

4.10 Fleet car parking area within hospital

This car parking area is to be limited to hospital fleet car parking only. As a result of the non-compliance of the fleet car park extension with the gradient requirements of AS2890.1 2004 – Parking facilities, measures are to be put in place in accordance with the "Draft Car Parking Management Plan (Fleet Vehicles – Gosford Hospital)" prepared by NSW Central Coast Local Heath District (refer to Appendix E of Section 75W Modification Report).

- Insert new Statement of Commitment 4.11:

4.11 Mitigation of potential impacts on trees to be retained

- The Tree Protection Zones (TPZs) of the two trees to be retained are to be measured in accordance with AS4970: 2009 Protection of trees on development sites.
- Any tree work is to be carried out by a suitably qualified arborist.
- Services should not be located in or run through any TPZ.
- The site office/toilet etc are not to be located within any TPZ.
- Materials are to be stored away from TPZs.
- Aeration of the soil is managed by the TPZ.
- An area is to be set aside for tradespeople to wash down equipment away from any TPZ. The location of the wash down point should be approved by the Consultant Arborist and in accordance with AS4373: 2007 Pruning of amenity trees.

- Statement of Commitment 4.10 renumbered 4.12:

4.12 Vehicle driveways and manoeuvring areas

The Proponent commits to ensuring that vehicle driveways and manoeuvring areas comply with the requirements of section 4.2 of the Gosford City Centre Development Control Plan.

- Statement of Commitment 4.11 amended renumbered 4.13:

4.13 Ward Street Road Safety Audit

The Regional Cancer Centre design team will work with Gosford City Council to review the Regional Cancer Centre's development impacts on Ward Street.

The scope of works to be undertaken by the Proponent will include:

- A Stage 3 Road Safety Audit of the entire length of Ward Street, including intersections.
- Review of possible egress point onto Cape Street (or Ward Street near Cape Street intersection), with internal circulation via the Renal Building.

Further discussions will be held with Gosford City Council prior to commencement of the Road Safety Audit to agree items to be addressed. If any issues are identified following the completion of the study the recommended work is to be carried out prior to issue of an Occupancy Certificate.

- Statement of Commitment 4.12 renumbered 4.14:

4.14 Access for people with disabilities

The design of the facilities will permit effective, appropriate, safe and dignified use by all people including those with disabilities and will be in accordance with:

- NSW Health Facilities Guidelines in particular – Part B, Design for
- Access, Mobility, OH&S and Security;
- DDS32 Improved Access for Health Care Facilities;
- AS1428; and

- BCA.

- Statement of Commitment 4.13 renumbered 4.15:

4.15 Pedestrian access ways

The Proponent commits to the use of durable materials for pedestrian access ways, entry paths and lobbies commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours in accordance with the requirements of section 4.1 of the Gosford City Centre Development Control Plan.

- Statement of Commitment 4.14 renumbered 4.16:

4.16 Lighting

The Proponent will provide adequate lighting of all pedestrian access ways, parking areas and building entries for new build car parks in accordance with the requirements of section 3.4 of the Gosford City Centre Development Control Plan.

- Statement of Commitment 4.15 renumbered 4.17:

4.17 Services

The Proponent will continue to coordinate the requirements of the relevant public authorities in regard to the connection to and/or adjustment of services affected by construction of the proposed development.

- Statement of Commitment 4.16 renumbered 4.18:

4.18 Further geotechnical site investigation

Further targeted geotechnical investigation shall be carried out prior to construction certificate because ground conditions, and in particular fill depths, are expected to vary across the site. The further geotechnical investigation shall include a number of boreholes drilled to bedrock across the site with the aim of assessing fill depths, variability and relative density.

- Statement of Commitment 4.17 renumbered 4.19:

4.19 Integrated Water Management Plan

The Proponent will prepare and submit to the Department of Planning an Integrated Water Management Plan prior to issue of the Construction Certificate. The plan will address, but will not be limited to, the following matters:

- Proposed alternative water supplies;
- Proposed end uses of potable and non-potable water; and
- Water sensitive urban design.

- Statement of Commitment 4.18 renumbered 4.20:

4.20 Consultation

The Proponent will continue to liaise with the local community during the development process.

- Statement of Commitment 4.19 renumbered 4.21:

4.21 Environmental Management Plan

An operational environmental management plan will be prepared by the Proponent prior to the opening of the Central Coast Regional Cancer Centre to the public. A copy will be submitted to the Department of Planning for information. The plan will address, but will not be limited to, the following matters:

- Visitor safety;
- Site security;
- Minimisation of anti-social behaviour;
- Noise management;
- Traffic and pedestrian management;
- Storage of materials;
- Emergency and evacuation procedures;

- Fire safety;
 - Waste management and ESD initiatives;
 - Lighting; and
 - Signage.
- Statement of Commitment 4.20 renumbered 4.22:

4.22 Native species

If any native species are found during construction, the construction contractor will advise the National Parks and Wildlife Service.