

Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation dated 10 November 2014, I approve the modification of the development referred to in Schedule 1, subject to the conditions in Schedule 2.

Chris Wilson
Executive Director
Infrastructure and Industry Assessments

Sydney,

2014

SCHEDULE 1

Project Approval:

MP 11_0042 granted by the Planning Assessment Commission 9 April 2013.

For the following:

Redevelopment of the Hurstville Private Hospital comprising:

- extension and redevelopment of the Medical Centre with a new 5 storey building, 2 levels of basement parking and loading areas;
- demolitions and modifications to the existing hospital buildings;
- bulk earthworks and excavations;
- new and refurbished basement car park;
- new floors over existing Imaging Rooms and new adjacent stairs & lift shaft to link to original Administration building;
- refurbishment of patient wards (Area 2 and 4); and
- associated signage, landscaping and public domain works.

Modification:

MP 11_0042 MOD 2: Modify the internal layout, minor changes to the building façade, increase the height of the lift shaft and expand plant area on the rooftop.

SCHEDULE 2

CONDITIONS

- Delete condition A2 and replace with the following:

Development in Accordance with Plans and Documents

- A2 The proponent shall carry out the project generally in accordance with:
- a) Hurstville Private Hospital Redevelopment Environmental Assessment Report prepared by Inspira Property Group dated 29/10/2012 and appendices;
 - b) Hurstville Private Hospital Redevelopment Preferred Project Report prepared by Inspira Property Group dated 15/2/2013 and appendices;
 - c) Hurstville Private Hospital Redevelopment Preferred Project Report: Supplementary Information prepared by Inspira Property Group dated 4/3/2013;
 - d) Hurstville Private Hospital MP11_0042 s75W Application prepared by Inspira Property Group dated 28/10/2013 and appendices;
 - e) Hurstville Private Hospital MP11_0042 s75W_MOD2 Application Supplementary Report Document No. 2014_0019_002rev 1 prepared by Inspira Property Group; 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.

Drawing No.	Revision	Name of Plan	Date
DA00	E	Cover Sheet	14/10/14
DA01	G	Drawing List	03/12/14
DA-03	E	Design Response Sheet 1	09/10/14
DA-04	E	Design Response Sheet 2	09/10/14
DA-05	E	Design Response Sheet 3	11/12/14
DA-06	D	Design Response Sheet 4	09/10/14
DA-08	E	Materials Board Sheet 1	09/10/14
DA-09	E	Materials Board Sheet 2	09/10/14
DA-10	E	Existing Site Plan	09/10/14
DA-11	E	Existing Lower Basement Plan	09/10/14
DA-12	E	Existing Upper Basement Plan	09/10/14
DA-13	E	Existing Ground Floor Plan	09/10/14
DA-14	E	Existing Level 1 Plan	09/10/14
DA-15	E	Existing Roof Plan	09/10/14
DA020	E	Demolition Plan – Lower Basement	09/10/14
DA-21	D	Demolition Plan – Upper Basement	09/10/14
DA-22	F	Demolition Plan – Ground Floor	09/10/14
DA-23	E	Demolition Plan – Level 1	09/10/14
DA-30	H	Proposed Lower Basement Plan	09/10/14
DA-31	G	Proposed Upper Basement Plan	09/10/14
DA-32	J	Proposed Ground Floor Plan	02/12/14
DA-33	F	Proposed Level 1 Plan	09/10/14
DA-34	G	Proposed Level 2 Plan	09/10/14
DA-35	G	Proposed Level 3 Plan	09/10/14
DA-36	F	Proposed Level 4 Plan	09/10/14
DA037	F	Proposed roof Plan	09/10/14
DA-40	G	Proposed Elevations Sheet 1	02/12/14
DA-41	H	Proposed Elevations Sheet 2	02/12/14
DA-50	E	Proposed Sections Sheet 1	09/10/14

Landscape Drawings prepared by <i>Moir Landscape Architecture</i>			
Drawing No.	Revision	Name of Plan	Date
8060.LP01	B	Landscape Plan (Sheet 1)	13/02/13
8060.LP02	E	Landscape Plan (Sheet 2)	13/02/13
Survey Drawings prepared by <i>Mitchell Land Surveyors</i>			
Drawing No.	Revision	Name of Plan	Date
931BU	00	Detail & Levels	18/05/12

- Delete condition A9 and replace with the following:

Section 94A Contribution

- A9 In accordance with Section 94B EP&A Act a contribution of 1 per cent of the cost of carrying out the development (estimated at \$335,000) shall be paid to Council prior to the issue of an occupation certificate or commencement of use. The amount to be paid is to be adjusted at the time of payment to ensure that it is 1 per cent of the actual cost of carrying out the development. In this regard, Council is to be provided with evidence of the final cost of the approved works once the project is complete to enable Council to calculate the 1 per cent contribution.