

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Environment under delegation dated 14 September 2011, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Daniel Keary
Director
Industry, Key Sites and Social Projects

Sydney 6th AUGUST 2014

SCHEDULE 1

Project Approval:

MP11_0053 granted by the Minister for Planning and Infrastructure on 20 July 2012

For the following:

Staged construction of a private hospital and teaching and learning facility comprising:

- Stage 1 – construction of the Murrumbidgee Clinical Teaching and Learning Centre and associated car parking facilities.
- Stage 2 – construction of the private hospital and car parking facilities

Modification Number:

MP11_0053 MOD 1:

- modification to the internal floor layout;
- 381 sqm increase in floor area;
- relocation of ambulance bay;
- provision of one additional car parking space, totalling 47 spaces; and
- relocation of loading dock.

SCHEDULE 2 CONDITIONS

- *Delete condition A2 and replace with the following:*

Development in Accordance with Plan and Documents

- A2.** The proponent shall carry out the project generally in accordance with the:
- (a) Environmental Assessment for the Griffith Community Private Hospital and Murrumbidgee Clinical Teaching & Learning Centre, dated 8 June 2011;
 - (b) The following plans:

Architectural drawings prepared by Mode Design			
Drawing	Title	Issue	Date
14178SYD DD-001	Site Plan	3	24/06/14
14178SYD DD-002	General Arrangement Plan	6	24/06/14
14178SYD DD-003	General First Floor Plan	5	24/06/14
09321SYD DD-005	Landscape Plan	3	26/06/14
14178SYD DD-100	Ground Floor Plan – Part 1	3	24/06/14
14178SYD DD-101	Ground Floor Plan – Part 2	3	24/06/14
14178SYD DD-102	Ground Floor Plan – Part 3	3	24/06/14
14178SYD DD-103	First Floor Plan	3	24/06/14
14178SYD DD-200	North-East and North-West Elevations	5	24/06/14
14178SYD DD-201	South-East and South-West Elevations	5	24/06/14
14178SYD DD-202	Elevations Through Courtyards	3	24/06/14
14178SYD WD-210	Section AA & Section BB	3	15/07/14
14178SYD WD-211	Section CC & Section DD	3	15/07/14
14178SYD WD-212	Section EE	3	15/07/14

- (c) The conditions of this approval; and
- (d) The Proponents Statement of Commitments.

- *Delete part condition C1.(c) and replace with the following:*

Traffic and Parking

C1.

- (c) Prior to the lodgement of a Construction Certificate application, consultation shall be undertaken with the Murrumbidgee Local Health District and Griffith Base Hospital to ensure that satisfactory service vehicle access arrangements are established. A turning path diagram detailing the swept path of the largest sized vehicle manoeuvring through the loading/unloading area, in accordance with AS2890.2:2002 shall also be submitted to Council for approval. This is to ensure all vehicles can enter and exit the site in a forward direction.

- *Delete condition C10 and replace with the following:*

Section 94A Development Contributions Plan 2010

- C10.** In accordance with Section 94A of the *Environmental Planning and Assessment Act 1979* and Council's Development Contribution Plan 2010, this development requires a payment of a contribution towards the cost of or the recoupment of the cost of the provision, extension or augmentation of public amenities, public services and infrastructure that will, or are likely to be, or that have been provided and are required

to adequately serve the community. Copies of relevant plans may be viewed or purchased from Council's Customer Services Unit during normal business hours.

- Payment for Phase One shall be **\$52,212.00** (1% of the proposed cost of carrying out the development).
- Payment for Phase Two shall be **\$134,258.00** (1% of the proposed cost of carrying out the development).

The contribution is to be paid prior to the lodgement of the Construction Certificate application for each stage unless other arrangements acceptable to Council are made. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required. Note: the fee may be adjusted at the time of payment in accordance with the Consumer Price Index as published by the Australian Bureau of Statistics and as valid at the time of payment.

- *Insert the following new condition C19. after C18:*

Traffic Management Plan

- C19. Prior to the commencement of any works, a Traffic Management Plan prepared by a suitably qualified person, in consultation with Griffith City Council, the Murrumbidgee Local Health District and Griffith Base Hospital, shall be submitted to council. The plan is to address, but not be limited to, the following matters:
- a) strategies to manage traffic volumes, types and routes anticipated during construction;
 - b) access, parking and pedestrian and cyclist safety management measures to meet the continued operational needs of the current Griffith Base Hospital facility
 - c) management of loading and unloading of construction materials on the site and not from the adjoining road reserves;
 - d) identify strategies for the provision of displaced on-site parking during these activities;
 - e) identify strategies and procedures for the parking of construction worker vehicles that will minimise impact on existing parking requirements within the area;
 - f) measures to minimise the impact of construction traffic on the surrounding road network
 - g) complaint management and contingency measures.

The proponent shall submit a copy of the plan to the Murrumbidgee Local Health District and Griffith Base Hospital prior to commencement of work.

- *Delete part conditions F3.(a), (f) and (k) and replace with the following:*

Traffic & Parking

F3.

- (a) Prior to the lodgement of an Occupation Certificate application for each stage, the development shall provide:
 - Phase One: Eighteen (18) off-street parking spaces; and
 - Phase Two: Twenty-nine (29) additional off-street parking spaces, resulting in a total of forty-seven (47) onsite parking spaces.

Each parking space is to be of dimensions 2.6 metres x 5.5 metres in accordance with Council's Parking Code, including a minimum of one (1) car parking space in accordance with Australian Standard 2890.6:2009 for disabled persons to serve the proposed development. Parking bays are to be clearly identified by pavement markings. Spaces adjacent to walls or other obstructions, which may affect door openings or vehicle manoeuvring, are to be widened by an additional 300mm on the side of the obstruction(s).

- (f) Prior to the lodgement of an Occupation Certificate application, the width and location of the proposed driveway/s are to be constructed in accordance with the approved plans (Mode Design, Job No: 14178SYD, Drawing No: DD-002, Issue: 06, Dated: 24/06/14). Driveway/s and layback crossings are to be installed in accordance with Council's Engineering Guidelines - Subdivisions and Development Standards December 2008. The property owner remains responsible for the upkeep and maintenance of the access-way and associated facilities.
- (k) Prior to the lodgement of an Occupation Certificate application and in consultation with the Murrumbidgee Local Health District and Griffith Base Hospital, a right of carriageway (easement) shall be established pursuant to Section 88B of the Conveyancing Act for access of vehicles from Animoo Avenue to Lot 1 DP 1043580 and Lot 2 DP 1043580. Matters to be addressed in the instrument should include the width and location of the easement. This is for the purpose of identifying and protecting the right of carriageway for vehicles.