

Modification of Minister's Approval

Section 96(1A) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 14 September 2011, I approve the modification of the development consent referred to in schedule 1, subject to the conditions in schedule 2.


Daniel Keary
Director
Industry, Key Sites & Social Projects

Sydney 15th JULY 2014

SCHEDULE 1

Development Consent:

SSD 5729 granted by the Minister for Planning and Infrastructure on 9 September 2013.

For the following:

Bega Valley Health Services Development: Stage 2 main construction works comprising:

- a new 3 storey hospital building of approximately 26,000 sqm of floor space and associated building services;
- a geothermal energy storage system
- a helipad; and
- landscaping and associated site works.

Modification:

SSD 5729 MOD 1 involves changes to the Bega Valley Health Services Development involving:

- replacement of the geo-thermal energy system with a heat pump system;
- amendments to the façade materials and window configurations;
- replacement of the pitched roof with a flat roof;
- an increase in overall building height by 200mm; and
- amendments to the timing of conditions relating to the landscape works and the certification of water and sewer works.

SCHEDULE 2

Delete condition A2 and replace with the following:

Development in Accordance with Plans and Documents

A2 The applicant shall carry out the project generally in accordance with the:

- a) Environmental Impact Statement, as amended by the Response to Submissions.
- b) The following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or design) Drawings prepared by BVN as follows:		
PA-0X01	SITE- PLAN AND SECTIONS	10/05/2013
PA-0X02	FLOOR PLAN- LEVEL B & ENG WORKSHOP	18/07/2013
PA-0X03	FLOOR PLAN – LEVEL 00	16/11/2012
PA-0X04	FLOOR PLAN- LEVEL 01	16/11/2012
PA-0X05	FLOOR PLAN- LEVEL 02	16/11/2012
PA-0X06	FLOOR PLAN- LEVEL 03	16/11/2012
PA-0X07	FLOOR PLAN- ROOF	16/11/2012
PA-0X08	ELEVATIONS	18/06/2014
PA-0X09	SECTIONS	16/11/2012
Landscape Plans prepared by 360 Degrees Landscape Architects Pty Ltd as follows:		
360-LAN-D-01 Issued A	LEVEL 000- STAFF BIKE PARKING	10/05/2013
360-LAN-D-10 Issue A	LEVEL 01- BIKE PARKING	10/05/2013
360-LAN-EW-106 T2	EXTERNAL WORKS- SHEET 6	06/06/2013
360-LAN-EW-002 T2	EXTENRAL WORKS- SCHEDULE OF FINISHES	06/06/2013
Figure 3 (Page 7 of 19) prepared by Able Ecology Pty Ltd, 2013 and marked-up in colour by 360 Degrees Landscape Architects Pty Ltd, showing location of replacement fauna habitat boxes -hand dated 25 July 2013 by Department of Planning and Infrastructure.		
The Design Statement titled "South East Regional Hospital, Bega- Planning Submission" prepared by BVN dated 2 November 2012 and as amended by the External Materials Schedule dated 21 February 2014.		
Tree Removal Plan 360-LAN-B0-0001 Issue E titled "Early Works Site Plan- Tree Removal Plan" dated 30.05.2013 prepared by 360 Degrees Landscape Architects Pty Ltd and accompanying Landscape Architects Statement (Sheet 1 of 13) prepared by Tim Fowler dated 5 June 2013 and External Works Plant Schedule (Sheet 2 of 13).		

Delete condition B1 and replace with the following:

Building Design

B1 The applicant shall submit construction drawings to the satisfaction of the PCA confirming compliance with the following:

- a. The maximum height of the building is RL39m AHD.
- b. The lower ground floor level of the building is to be no lower than the determined Probable Maximum Flood of RL 20.50m AHD unless otherwise determined by the Flood Impacts Assessment required to be undertaken in accordance with **Condition C19 of Part C2 of Schedule 3** of the development consent for SSD 5307_2012.

Delete conditions B4 and B5

Delete condition B6 and replace with the following:

Obstacle Limitation Surfaces

B6 The applicant shall submit details to the satisfaction of the PCA to demonstrate the final design of the eastern wing of the hospital has taken into account the recommendations of the Rehbein Airport Consulting report dated 31 August 2012.

Delete conditions C3 and C4

Delete condition D12 and replace with the following:

Ground Water Monitoring

D12 Ground water monitoring is to be undertaken prior to and every 6 months during construction activities. The monitoring should be undertaken on a regular basis in order assess potential impacts on groundwater in accordance with the recommendations in section 8.0 of the report prepared by Coffey Geotechnics titled 'Ground Water Assessment, Proposed Bega Valley Hospital, Tathra Road, Bega NSW' dated 5 November 2012 including the requirement for samples to be collected for laboratory analysis twice per year. The ground water quality results should be compared to the background water quality results included in the report prepared by Coffey Geotechnics titled 'Ground Water Assessment, Proposed Bega Valley Hospital, Tathra Road, Bega NSW' dated 5 November 2012.

A copy of the report is to be submitted to the Department for consideration within one (1) month of completion. Following review of the report, the proponent is to comply with any further monitoring requirements.

Delete condition F1 and replace with the following:

Ground Water Monitoring

F1 Ground water monitoring is to be carried out 1 year after the completion of the construction of the hospital in accordance with the recommendations in Section 8.0 of the report prepared by Coffey Geotechnics titled 'Ground Water Assessment, Proposed Bega Valley Hospital, Tathra Road, Bega NSW' dated 5 November 2012.

Delete condition E9 and replace with the following:

- E9 Within two years of the occupation of the building, all landscape works detailed on the final landscape plan (refer Condition A2) are to be completed.

Insert conditions E14 and E15 as follows:

PART E – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Certificate of Compliance – Water and Sewer

- E14 A certificate of compliance under Division 5 Part 2 of Chapter 6 of the water Management Act 2000 must be obtained. In the event that the development is completed in stages, separate certificates of compliance shall be obtained for each stage of the development.
- E15 A separate application to obtain approval to connect to council's sewerage system under Section 68 of the Local Government Act 1993 must be submitted to Council for approval. A plumbing and drainage design plan is to be submitted with the application to Council.