

**NORWEST ASSOCIATION LIMITED
CONDITIONS OF DEVELOPMENT CONSENT**



Application No: DA 627

Site: 11 Norbrik Drive, Bella Vista
Lot 102 in DP 1139109

Project: Expansion of Norwest Private Hospital with
new wing over existing ground floor car park.

Applicant: Macroplan Dimasi

Approval Date: 18 November, 2013

Norwest Association Limited
ACN 003 443 883

Suite 402, 5 Celebration Drive
Norwest Business Park
Bella Vista NSW 2153

Telephone (02) 8824 9821
Facsimile (02) 8824 8497

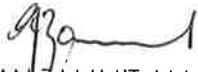
1. The development is approved in accordance with the details submitted with the application dated 11 November, 2012, the Environmental Impact Statement by MacroPlan Dimasi dated November 2013, the Architect Concept Design Report by Health Projects International dated November, the Traffic & Accessibility Report by TEF Consulting dated November 2013, the Heritage Impact Assessment Statement by WorleyParsons dated November 2013 and supporting information and accompanying details as follows:

Drawing Number	Title
NWP12-DGR-SS Issue 1	Site Survey Plan
NWP12-DGR-SAI Issue 1	Site Analysis
NWP12-DGR-BR Issue 1	Basement Level Floor Plan
NWP12-DGR-G Issue 1	Ground Floor Plan
NWP12-DGR-1 Issue 1	Level 1 Floor Plan
NWP12-DGR-2 Issue 1	Level 2 Floor Plan
NWP12-DGR-3 Issue 1	Level 3 Floor Plan
NWP12-DGR-4 Issue 1	Level 4 / Roof Plan
NWP12-DGR-E Issue 1	Elevations
NWP12-DGR-S Issue 1	Sections
NWP12-DGR-V Issue 1	Artist Impression Perspectives
NWP12-DGR-PM Issue 1	View & Photomontages Images
NWP12-DGR-L Issue 1	Landscape Plan

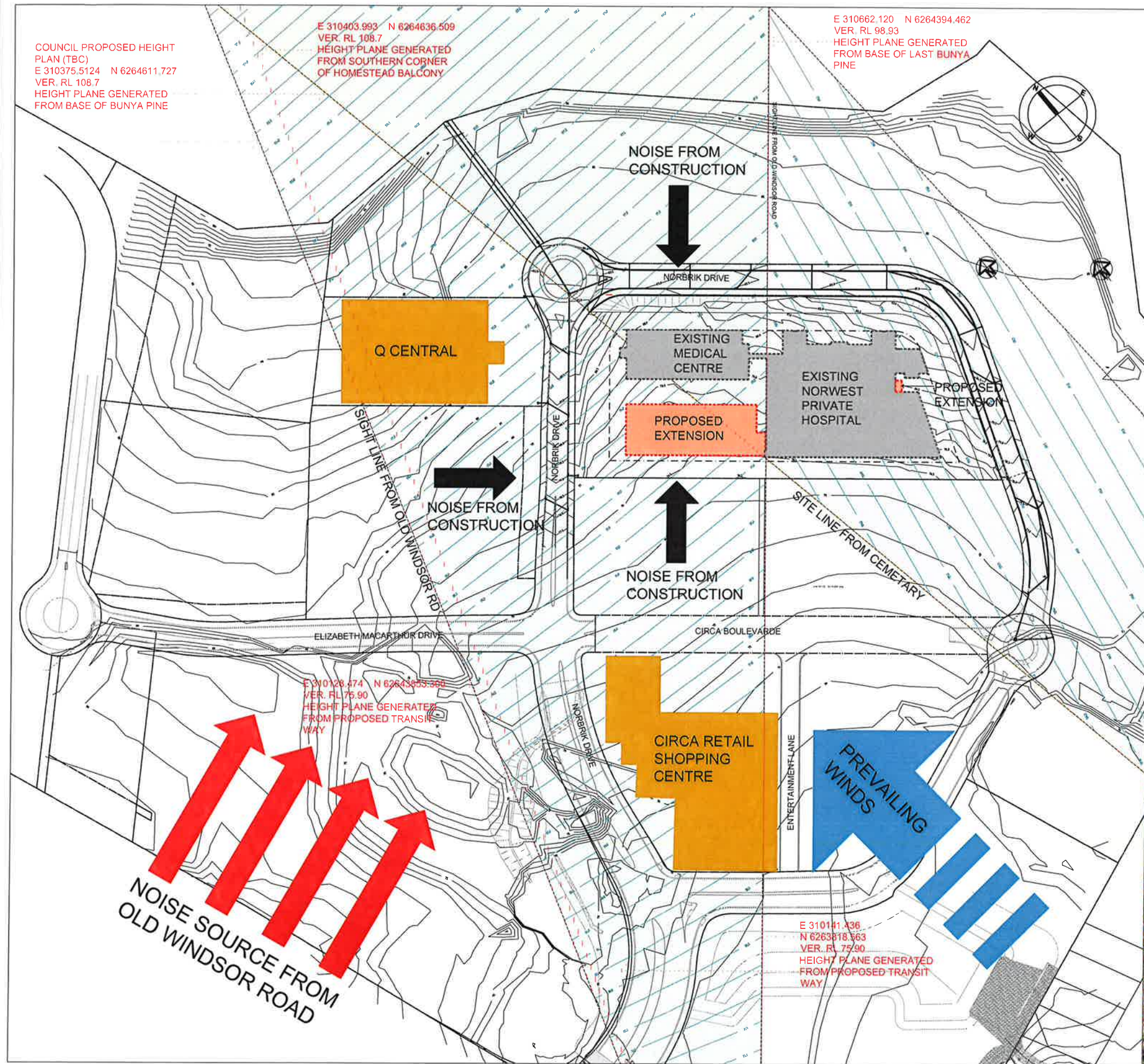
2. A total of 696 car parking spaces are to be provided for the development. All car parking is to be located on-site and is to be accessible to employees and visitors.
3. A total of 88 hospital staff, 50 hospital patients, 21 medical suite doctors & staff, 10 medical suite patients and 35 visiting medical officers (15 maximum at any one time) are provided for the development in accordance with the Environmental Impact Statement.
4. The provision of a Traffic Construction Management Plan is to be provided to ensure that the existing hospital has provision for a minimum of 690 car parking spaces in accordance with the existing development approval during construction activity.

5. All waste during construction is to be removed in accordance with the details as set out in the Environmental Impact Statement and to the requirements of Council.
6. All fitout works is to be undertaken as specified and without impacting upon tenancies and other activities in the building particularly by way of dust, noise and waste removal.
7. Any new external signage is to be subject to an application being submitted to Norwest Association Limited.

In granting this approval Norwest Association Limited notes the recommendations of the Heritage Impact Statement by WorleyParson, in particular the references on page 43 in respect to the interpretation of the view corridors to the heritage item of Bella Vista and the signage measures to recognise the importance of the corridors to Bella Vista.



ALAN ZAMMIT AM
Chairman
Norwest Association Limited



THE SITE OF PROPOSED EXTENSION
The site of the proposed extension is within the existing Norwest Private Hospital site located in the Norwest business park.

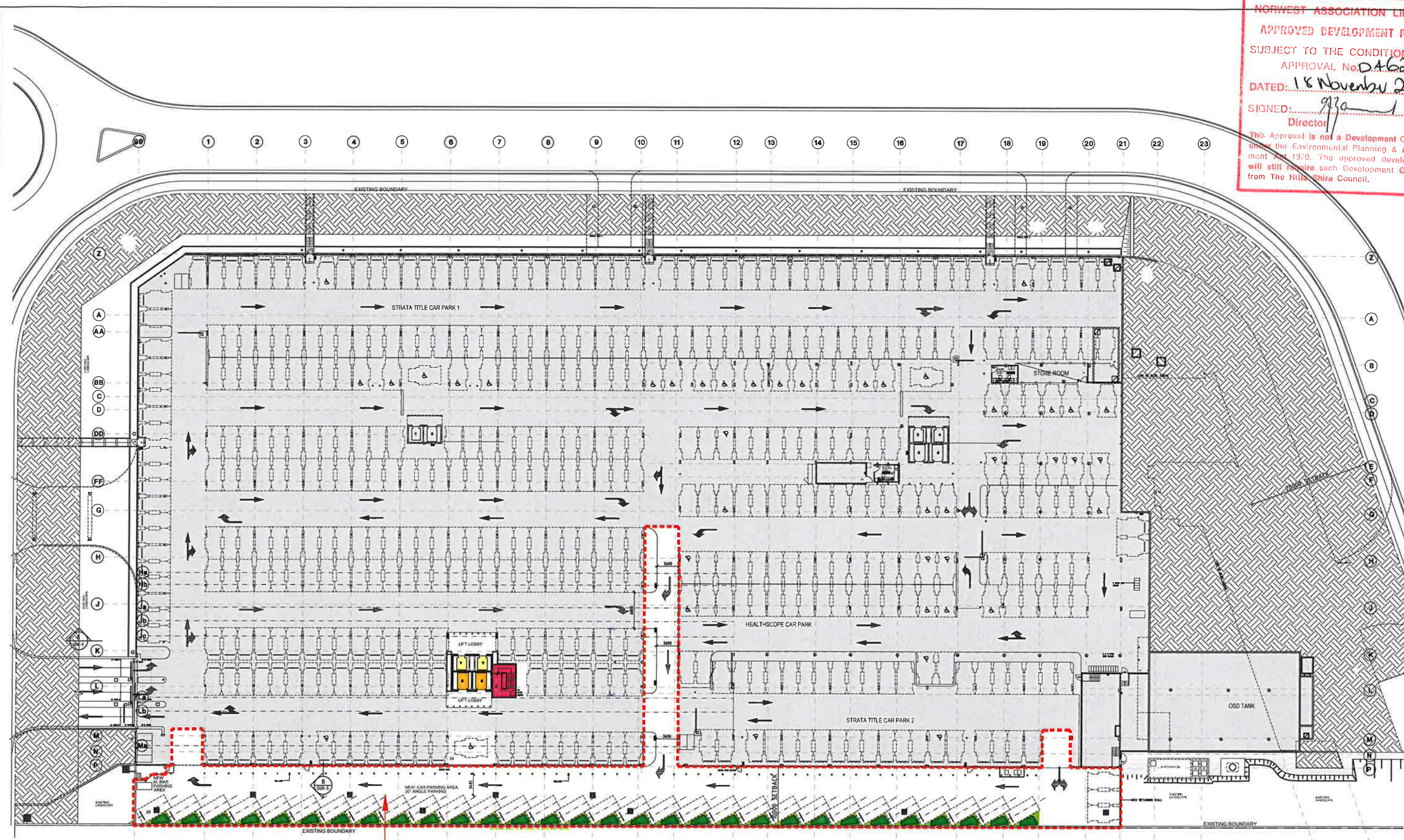
PHYSICAL CHARACTERISTICS
The site slopes approximately 8m in height diagonally across the site from south-east to north-west. Buildings adjacent to the site include the Circa Retail Shopping Centre located within the Circa Retail Precinct to the south of the Hospital site, as well as the Q Central Lease Offices to the west.

THE SURROUNDS
With the exception of the Circa Retail Shopping Centre and the Q Central Lease Offices, most of the areas around the site are still being developed as per the Norwest Business Park masterplan, all still under construction. The proposed developments are low rise commercial buildings with large footprints. Further to the east, south and west are largely single or double storeyed dwellings. To the north-east of the site is the Bella Vista Heritage Farm Park, thus the site is in the vicinity of its conservation view corridor.



USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. ALL DIMENSIONS SHALL BE VERIFIED ON SITE AND DISCREPANCIES IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER FOR RESOLUTION.		"CLOUDS" & REMISSIONS ARE INTENDED AS GUIDES AND DO NOT NECESSARILY DESCRIBE THE FULL EXTENT OF REVISIONS. ASCERTAIN FULL EXTENT BY COMPARISON WITH PREVIOUS VERSION.		Q4 CHECK		Subject By Date Subject By Date Subject By Date		REV REVISION DESCRIPTION DATE BY REV REVISION DESCRIPTION DATE BY REV REVISION DESCRIPTION DATE BY		TRUE NORTH PROJECT NORTH		Project NORWEST PRIVATE HOSPITAL		Block/Zone A, B AND D		Drawing Title NEW WING PROJECT SITE ANALYSIS		ISSUED FOR DGR SUBMISSION		HEALTH PROJECTS INTERNATIONAL Architects and Health Facility Planners		GND File NWP12-P-SA		NWP12-DGR-SA1	
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NORWEST ASSOCIATION LIMITED
APPROVED DEVELOPMENT PLAN
SUBJECT TO THE CONDITIONS OF
APPROVAL No. 04621
DATED: 18 November 2013
SIGNED: [Signature]
Director
This Approval is not a Development Consent
under the Environmental Planning & Assess-
ment Act 1979. The approved development
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1
CAR PARKING BAYS (NETT INCREASE 17 SPACES)
NEW - 34 SPACES
DEMOLISHED - 17 SPACES

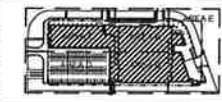
LEGEND
EXISTING CONDITION, NOT IN SCOPE

ISSUED FOR DGR SUBMISSION

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Subject	By	Date	Subject	By	Date	Subject	By	Date	REV	REVISION DESCRIPTION	DATE	BY	REV	REVISION DESCRIPTION	DATE	BY	REV	REVISION DESCRIPTION	DATE	BY
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ALT			SERV																	



TRUE NORTH
PROJECT NORTH

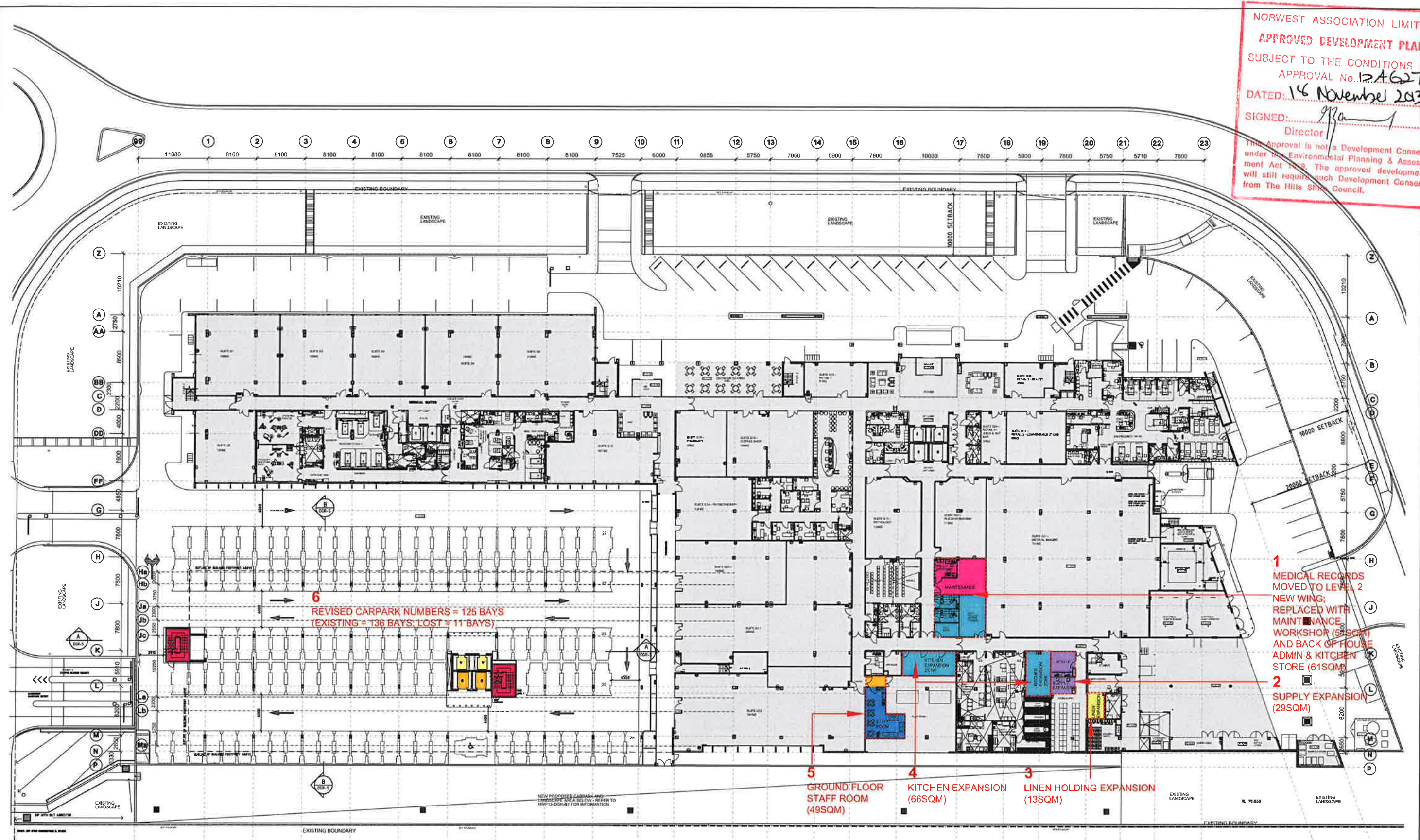
Project
NORWEST
PRIVATE HOSPITAL
Principal
HEALTHSCOPE LIMITED

Block / Zone
A, B AND D
Drawing Title
NEW WING PROJECT
BASEMENT LEVEL FLOOR PLAN (OVERALL)

Drawn
MS
Checked
AD
Date
15.08.2013
Scale/s
1:250
CAD File
NWP12-P-B1
Draw No.
NWP12-DGR-B1
Sheet
1

HEALTH PROJECTS INTERNATIONAL
Architects and Health Facility Planners
AC/1005 502 546
Level 10/100
Macquarie Park NSW 2107
PH: 02 9439 4000
Fax: 02 9439 4008

NORWEST ASSOCIATION LIMITED
APPROVED DEVELOPMENT PLAN
SUBJECT TO THE CONDITIONS OF
APPROVAL No. 12.4.627
DATED: 14 November 2013
SIGNED: [Signature]
Director
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- 1 MEDICAL RECORDS MOVED TO LEVEL 2 NEW WING; REPLACED WITH MAINTENANCE WORKSHOP (58SQM) AND BACK OF HOUSE ADMIN & KITCHEN STORE (61SQM)
- 2 SUPPLY EXPANSION (29SQM)
- 3 LINEN HOLDING EXPANSION (135SQM)
- 4 KITCHEN EXPANSION (66SQM)
- 5 GROUND FLOOR STAFF ROOM (49SQM)
- 6 REVISED CARPARK NUMBERS = 125 BAYS (EXISTING = 136 BAYS, LOST = 11 BAYS)

LEGEND
☐ EXISTING CONDITION, NOT IN SCOPE

ISSUED FOR DGR SUBMISSION

HP HEALTH PROJECTS INTERNATIONAL
Architects and Health Facility Planners
ACR 006 550 105
Ground Floor: 1:500 A4 and A3
Main Floor: 1:500 A4 and A3
Rev. 02/10/13
Page 10/10

Project: NORWEST PRIVATE HOSPITAL
Drawing Title: NEW WING PROJECT
Drawing No.: NWP12-P-G
Drawing Date: 13.08.2013
Drawing Scale: 1:500
Drawing Status: Issued
Drawing Author: [Name]
Drawing Checker: [Name]
Drawing Approver: [Name]

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QA
CHECK

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ARCH			SPEC. CORR					
ALT			REV					

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1	FIRST ISSUE	01/11/13	HS				

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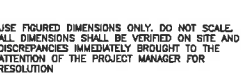
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CHECK

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AUT			SERV					

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DATE	BY	REV	REVISION DESCRIPTION
01/11/13	MS		

	DATE	BY	REV	REVISION DESCRIPTION

	DATE	BY



Project	NORWEST PRIVATE HOSPITAL
Principal	

Block/ Zone	Drawn	Checked
A, B AND D	HS	AD

Drawing Title
NEW WING PROJECT

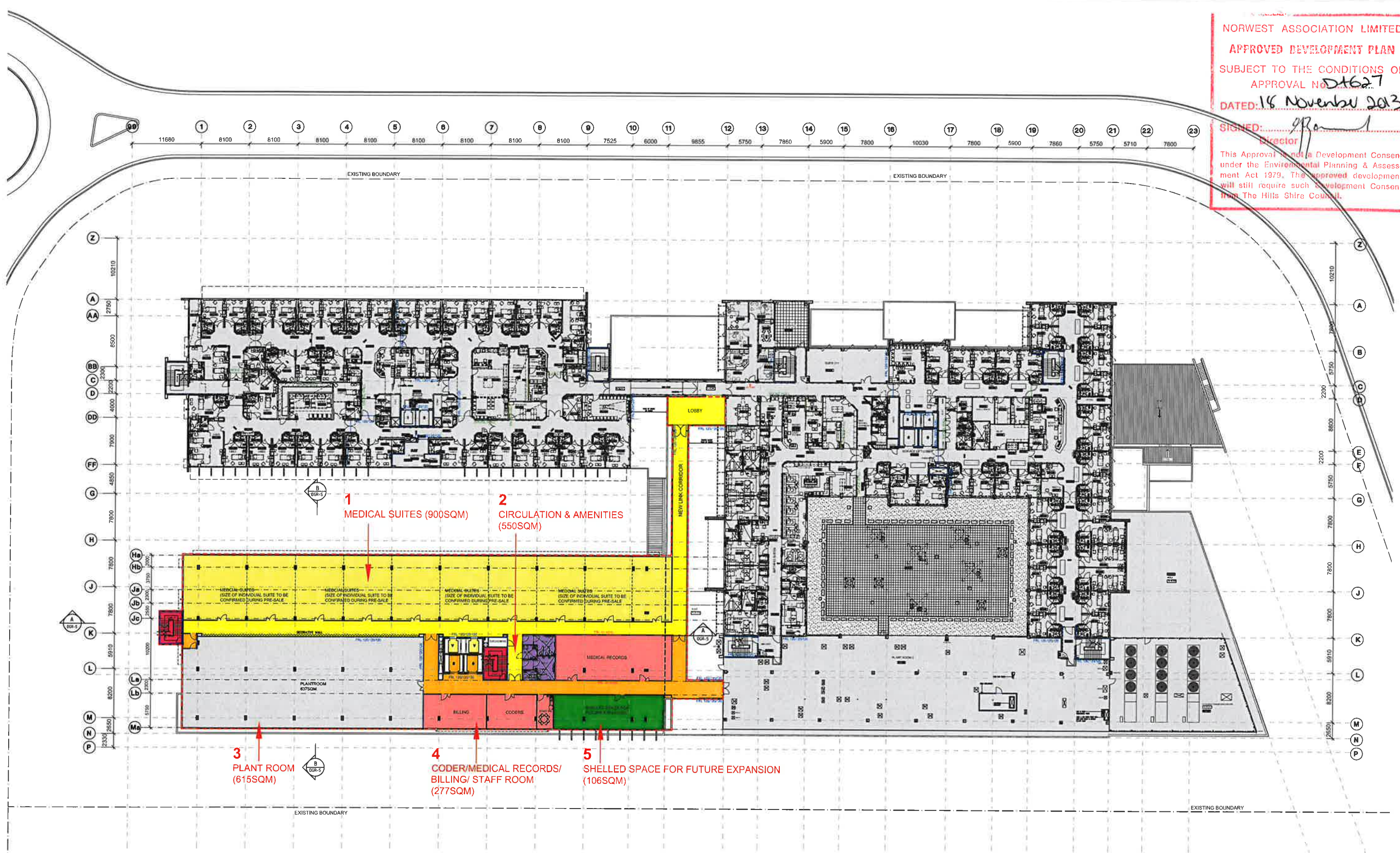
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HPI HEALTH PROJECTS INTERNATIONAL
Architects and Health Facility Planners
ACN 066 856 565
Ground Floor, Suite 1, 85 Alfred Street
Melbore Point, NSW 2061
Fax: 0213 6460 1360

CAD File NWP12-P-1	Doc. No. NWP12-DGR-1	Iss. No. 1
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SIGNED: *[Signature]*
Director

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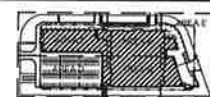
HP **HEALTH PROJECTS INTERNATIONAL**
Architects and Health Facility Planners
ACN 066 856 595
Ground Floor, Suite 1, 68 Alfred Street
Milsons Point, NSW 2061

CAD File NWP12-P-2	Dwg.No. NWP12-DGR-2
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TRUE NORTH

PROJECT NORTH

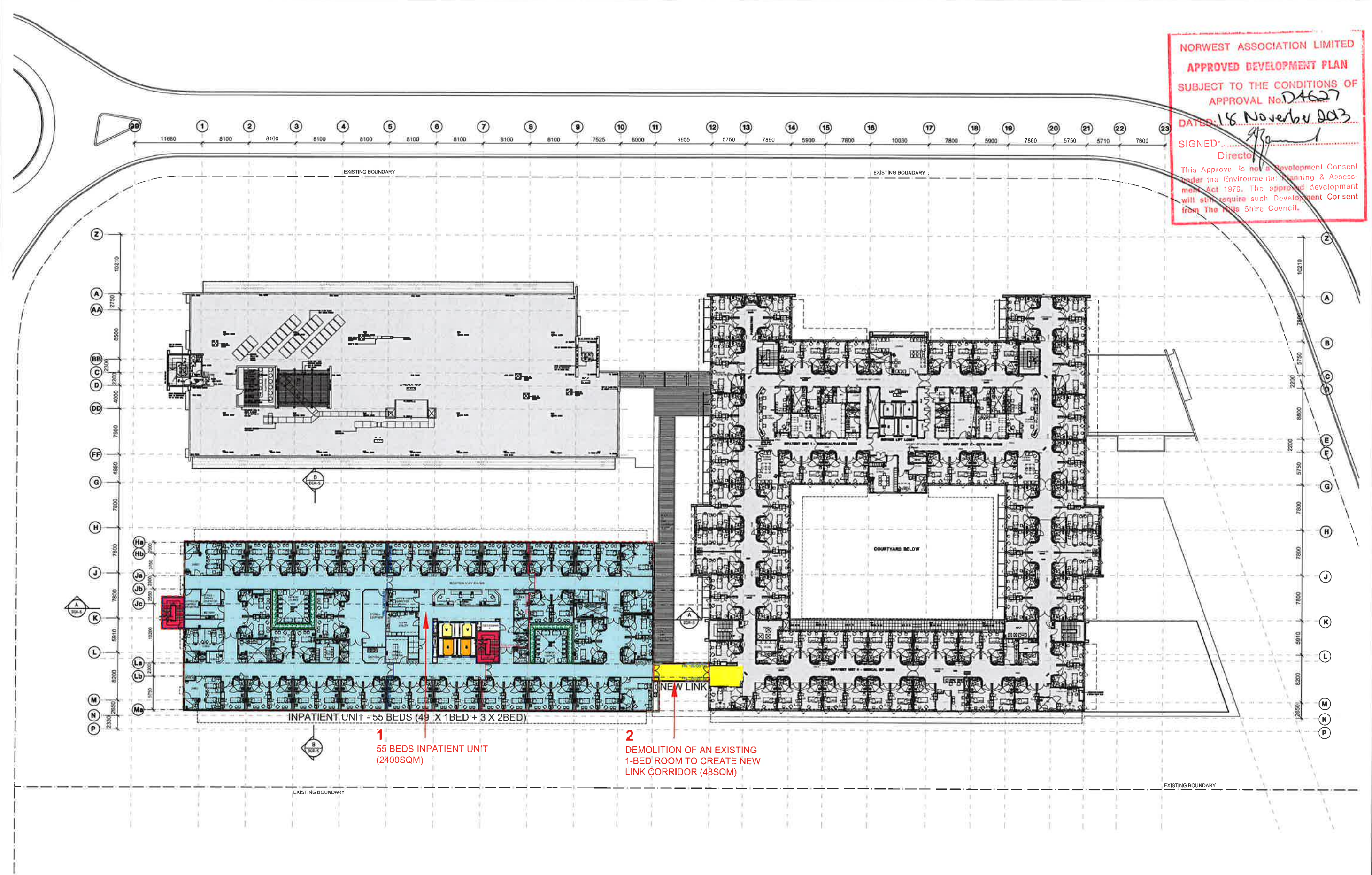
Project
**NORWEST
PRIVATE HOSPITAL**

Principal
HEALTHSCOPE LIMITED

Block/ Zone A, B AND D	Drawn HS	Checked AD
Drawing Title NEW WING PROJECT LEVEL 2 FLOOR PLAN (OVERALL)		

Date 15.09.2013		Scale/s 1:250		ISSUED FOR DGR SUBMISSION	
		HEALTH PROJECTS INTERNATIONAL Architects and Health Facility Planners ACN 060 856 505 Grouped Floor Suite 1 68 Adelaide Street Melbourne, Victoria 3001 Ph: (03) 5400 4100 Fax: (03) 6660 4300			
CAD File		Dwg No.		Issues	

NORWEST ASSOCIATION LIMITED
APPROVED DEVELOPMENT PLAN
SUBJECT TO THE CONDITIONS OF
APPROVAL No. D4627
DATED: 15 November 2013
SIGNED: [Signature]
Director
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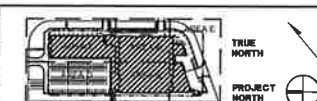
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Project
NORWEST
PRIVATE HOSPITAL
Presented
HEALTHSCOPE LIMITED

Sheet/ Zone
A, B AND D
Drawing Title
NEW WING PROJECT
LEVEL 3 FLOOR PLAN (OVERALL)

LEGEND
☐ EXISTING CONDITION, NOT IN SCOPE

ISSUED FOR DGR SUBMISSION

HP HEALTH PROJECTS INTERNATIONAL
Architects and Health Facility Planners
AGENCY FOR THE
HEALTHSCOPE GROUP
HEALTHSCOPE GROUP
HEALTHSCOPE GROUP
HEALTHSCOPE GROUP

CD: The
NWP12-P-3

Dep No.
NWP12-DGR-3

Page 1

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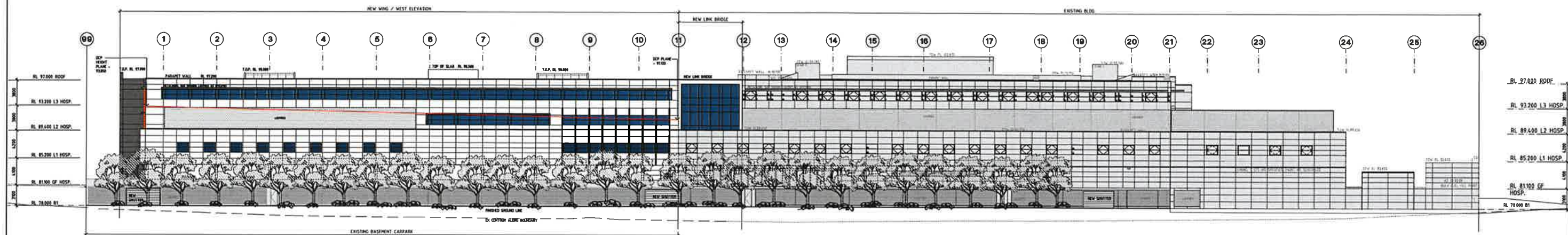
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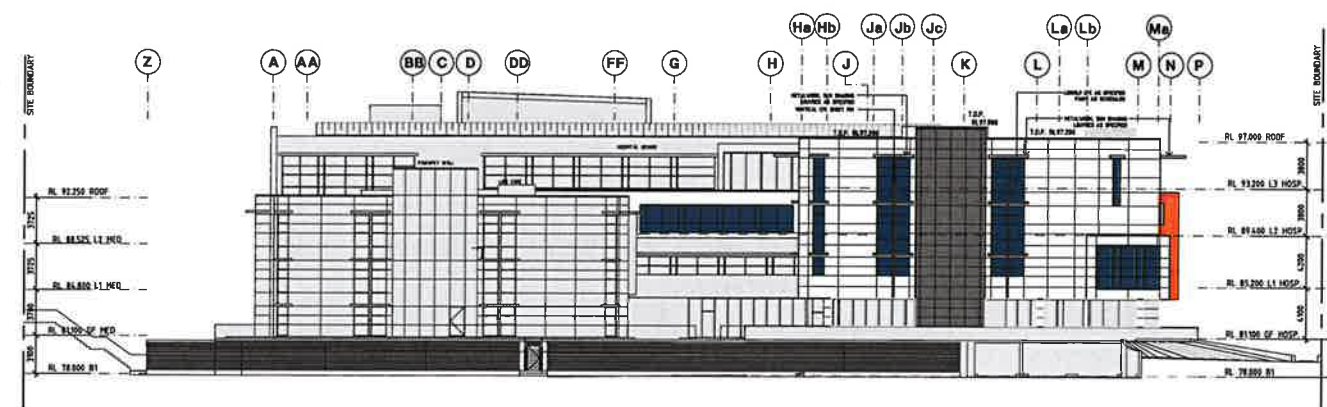
TRUE NORTH



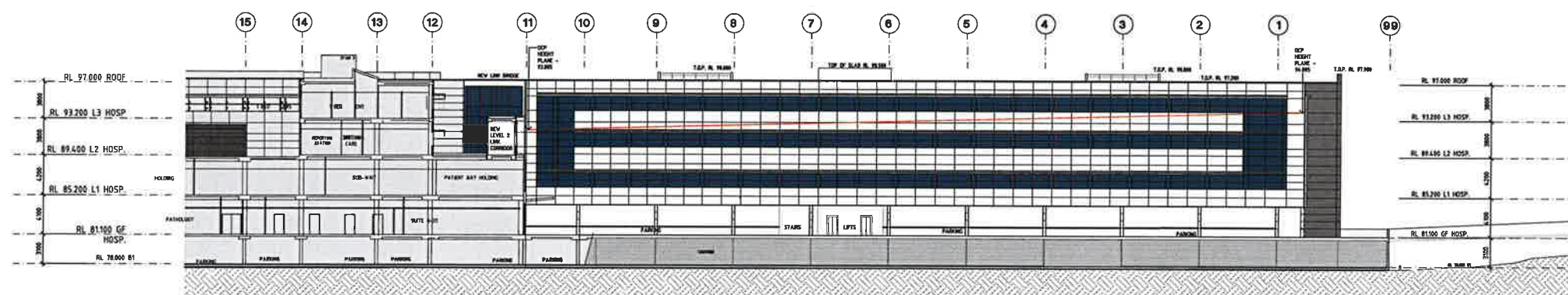
HPI HEALTH PROJECTS INTERNATIONAL
Architects and Health Facility Planners
ACN 066 856 595
Ground Floor, Suite 1, 68 Alfred Street
Misses Point, NSW 2061
Tel: (02) 9439 3333



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

NORWEST ASSOCIATION LIMITED
APPROVED DEVELOPMENT PLAN
 SUBJECT TO THE CONDITIONS OF
 APPROVAL No. **D1621**
DATED: 14 November 202
 SIGNED: *[Signature]*
 Director
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QA
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ARCH			ARCH			ARCH		
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1	FIRST ISSUE										

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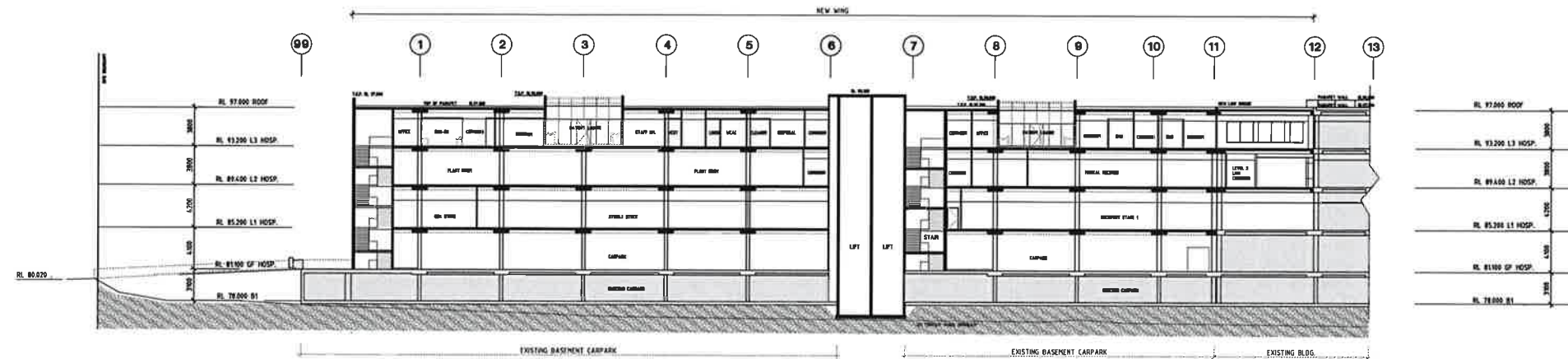
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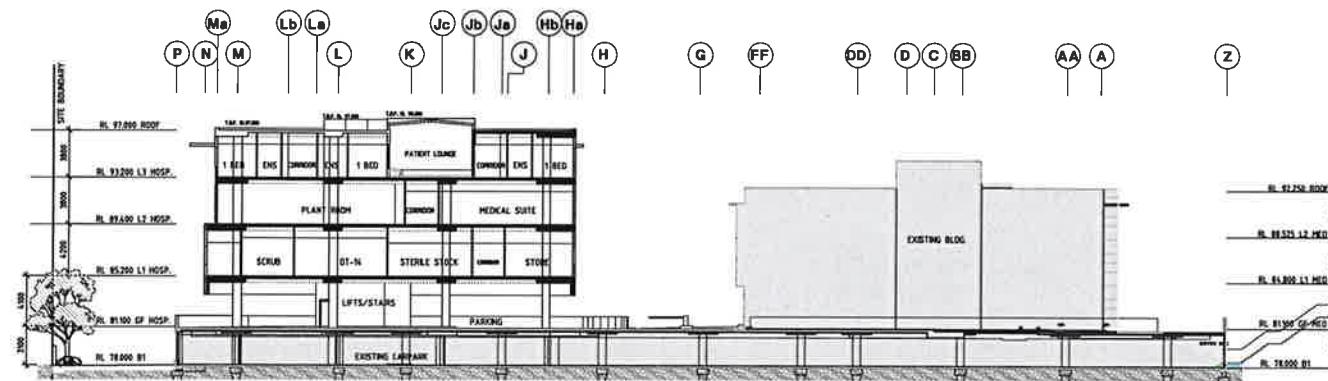
Project	Block/ Zone	Drawn	Checked	Date	Scale/s
NORWEST PRIVATE HOSPITAL	A, B AND D	AB	AD	13.08.2013	1:500

HEALTH PROJECTS INTERNATIONAL
 Architects and Health Facility Planners
 1/100 Macquarie Street
 Sydney NSW 2000
 Tel: 02 9550 1234
 Fax: 02 9550 1235
 Email: info@hpi.com.au

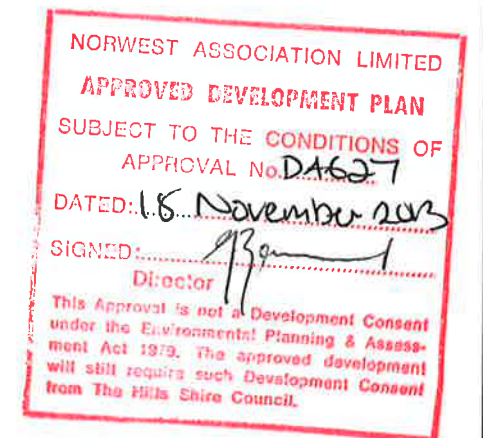
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 NWP12-DGR-E
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SECTION A-A



SECTION B-B



LEGEND
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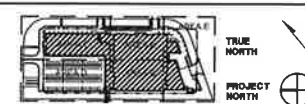
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DES			STRUCT			PROJ. ARCH			1	FIRST ISSUE	01/11/13	HS								
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AUT			SERV																	



Project
 NORWEST
 PRIVATE HOSPITAL
 Prepared
 HEALTHSCOPE LIMITED

Sheet/ Zone
 A, B AND D
 Drawing Title
 NEW WING PROJECT
 SECTIONS

Health Projects International
 Architects and Health Facility Planners
 15/09/2013 1:25:00
 NWP12-DGR-S 1



ARTIST IMPRESSION - NORTH EAST VIEW



ARTIST IMPRESSION - NORTH WEST VIEW

NORWEST ASSOCIATION LIMITED
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APPROVAL No. DA627
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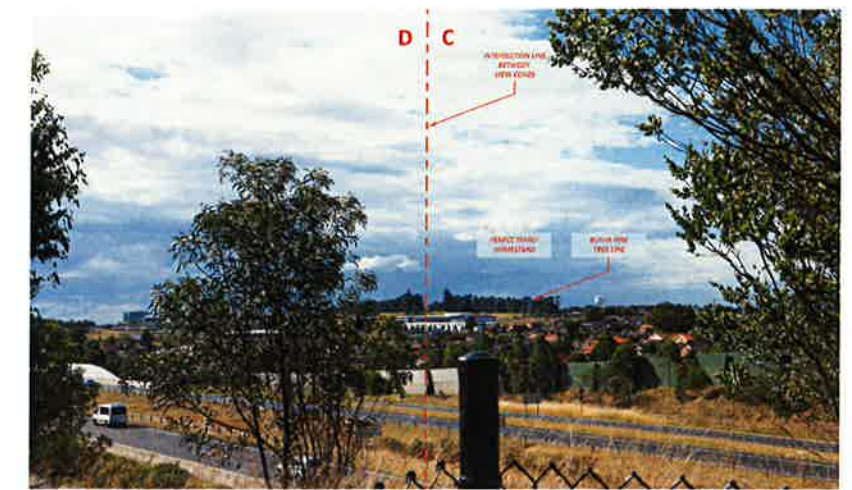
PERSPECTIVE VIEW 1: SOUTHERN ELEVATION OF PROPOSED HOSPITAL EXTENSION VIEWED FROM NORBRIK DRIVE



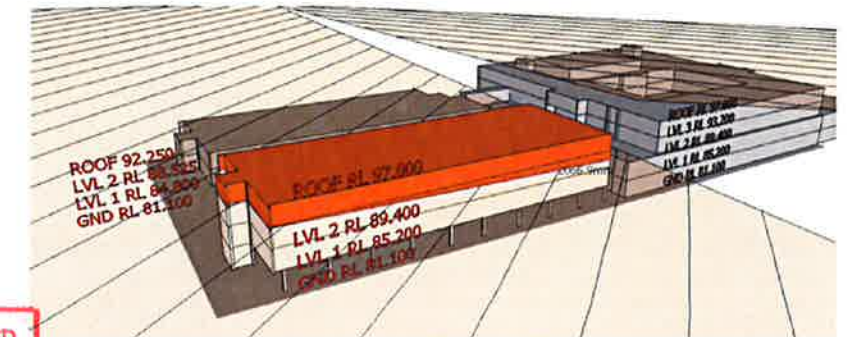
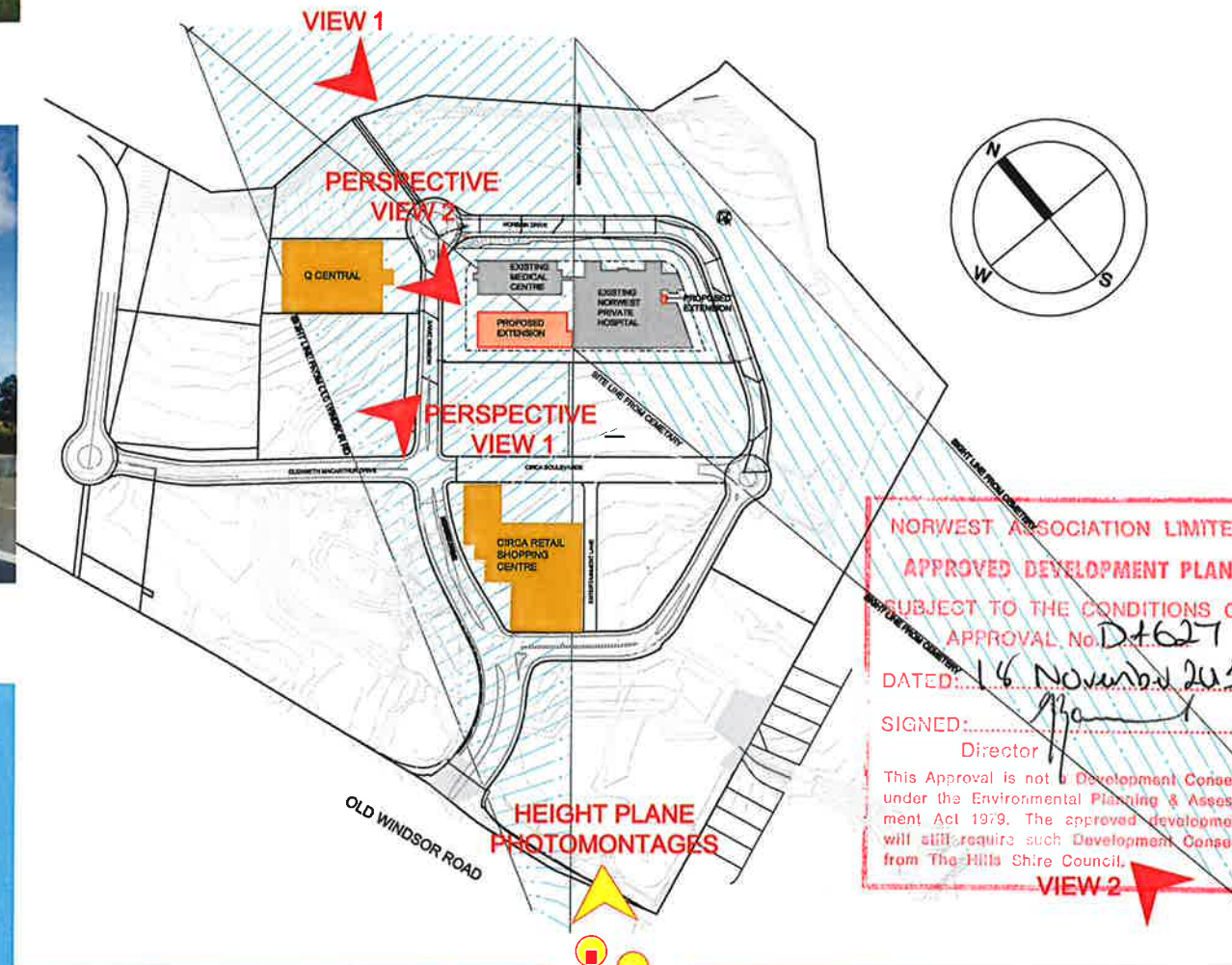
PERSPECTIVE VIEW 2: NORTHERN ELEVATION OF PROPOSED HOSPITAL EXTENSION VIEWED FROM NORBRIK DRIVE



VIEW 1: VIEW OF EXISTING NORTHWEST PRIVATE HOSPITAL AND MEDICAL CENTRE FROM BELLA VISTA FARM



VIEW 2: VIEW OF NORTHWEST PRIVATE HOSPITAL FROM PEARCE FAMILY CEMETERY



HEIGHT PLANE VIEW: PERSPECTIVE VIEW OF PROPOSED HOSPITAL EXTENSION & HEIGHT PLANES



CLOSE-UP PHOTOMONTAGE FROM HEIGHT PLANE COORDINATE POSITION 1



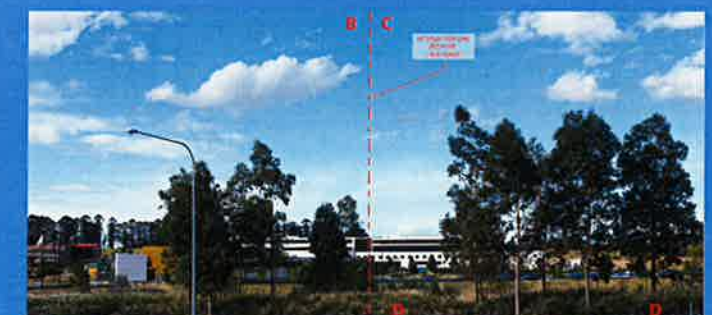
PHOTOMONTAGE FROM HEIGHT PLANE COORDINATE POSITION 1



HEIGHT PLANE COORDINATE POSITION 1



HEIGHT PLANE COORDINATE POSITION 2



CLOSE-UP PHOTOMONTAGE FROM HEIGHT PLANE COORDINATE POSITION 2



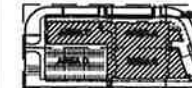
PHOTOMONTAGE FROM HEIGHT PLANE COORDINATE POSITION 2

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Project
NORWEST
PRIVATE HOSPITAL

Principal
HEALTHSCOPE LIMITED

Sheet/Zone
A, B AND D

Drawn
HJ

Checked
HJ

Date
15/08/2012

Scale
1:250

Drawing Title
NEW WING PROJECT
VIEW & PHOTOMONTAGES

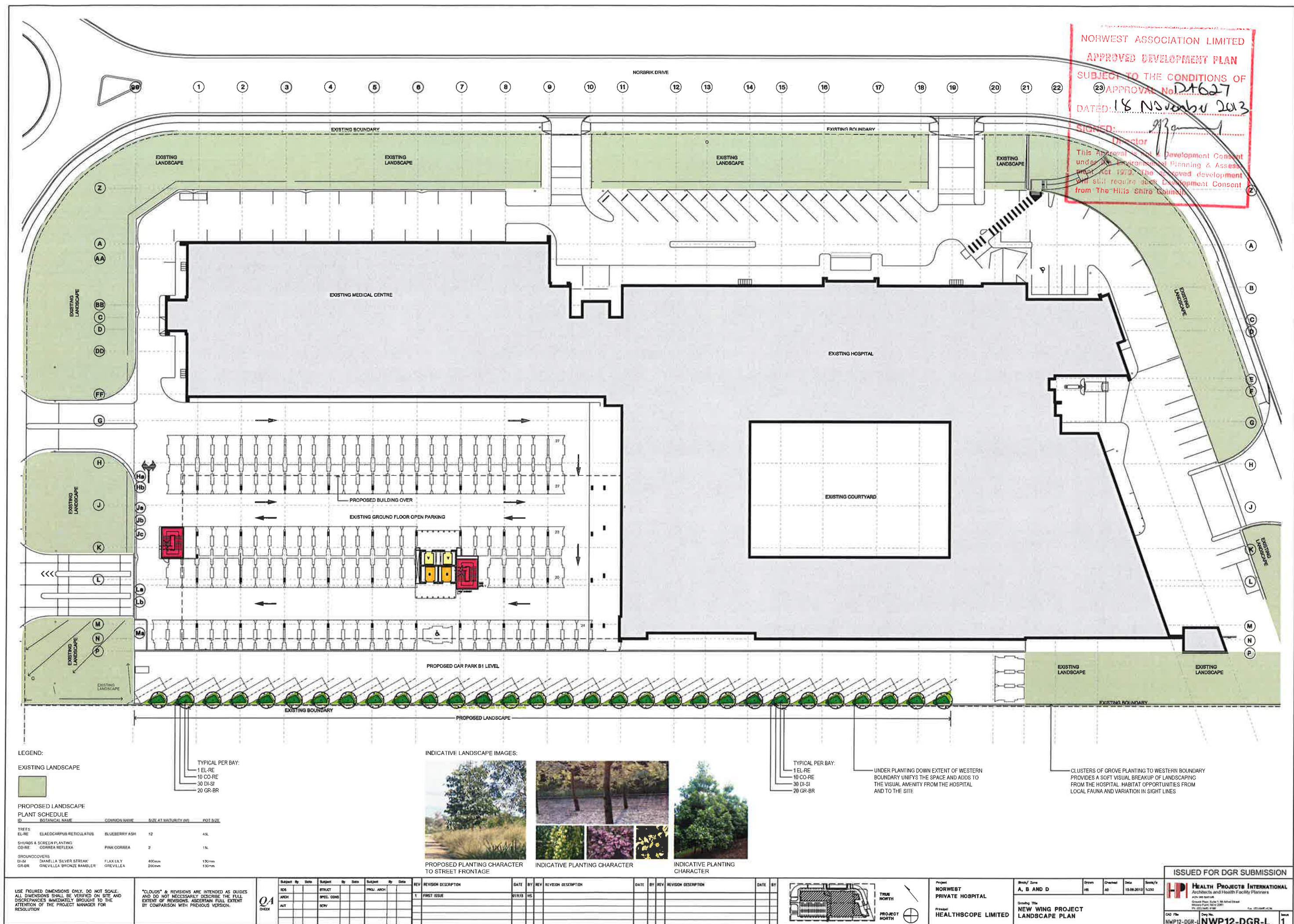
ISSUED FOR DGR SUBMISSION

HEALTH PROJECTS INTERNATIONAL
Architects and Health Facility Planners

Principal
NWP12-P-PH

Project
NWP12-DGR-PM

Issue
1



LEGEND:

EXISTING LANDSCAPE



PROPOSED LANDSCAPE

ID	BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY (M)	POT. SIZE
TREES	ELAEODENDRUM Reticulatus	SLUGBERRY ASH	12	45L
SHRUBS & SCREEN PLANTING	CORREA REFLEXA	PINK CORREA	2	15L
GROUNDCOVERS	DIANELLA 'SILVER STREAK'	FLAX LILY	400mm	150mm
DI-SI	GREVILLEA BRONZE RAMBLER	GREVILLEA	200mm	150mm

TYPICAL PER BAY:
1 EL-RE
10 CO-RE
30 DI-SI
20 GR-BR

INDICATIVE LANDSCAPE IMAGES:



PROPOSED PLANTING CHARACTER TO STREET FRONTAGE



INDICATIVE PLANTING CHARACTER



INDICATIVE PLANTING CHARACTER

TYPICAL PER BAY:
1 EL-RE
10 CO-RE
30 DI-SI
20 GR-BR

UNDER PLANTING DOWN EXTENT OF WESTERN BOUNDARY UNIFIES THE SPACE AND ADDS TO THE VISUAL AMENITY FROM THE HOSPITAL AND TO THE SITE

CLUSTERS OF GROVE PLANTING TO WESTERN BOUNDARY PROVIDES A SOFT VISUAL BREAKUP OF LANDSCAPING FROM THE HOSPITAL HABITAT OPPORTUNITIES FROM LOCAL FAUNA AND VARIATION IN SIGHT LINES

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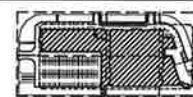
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FIRST ISSUE	01.11.13	HS		

BY	REV	REVISION DESCRIPTION	DATE	BY	



TRUE NORTH
PROJECT NORTH

Project
NORWEST
PRIVATE HOSPITAL
Prepared
HEALTHSCOPE LIMITED

Block/ Zone
A, B AND D
Drawing Title
NEW WING PROJECT
LANDSCAPE PLAN

ISSUED FOR DGR SUBMISSION

HP HEALTH PROJECTS INTERNATIONAL
Architects and Health Facility Planners
ACN 100 550 519
100/100 Street, Level 1, 100/100 Street
Melbourne, VIC 3000
Tel: 03 9594 1000 Fax: 03 9594 1001

DAO File: NWP12-DGR-L
Dep No: NWP12-DGR-L
Sheet 1