

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development referred to in schedule 1, subject to the conditions in schedule 2.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

4/12/2018

Sydney

2018

SCHEDULE 1

Development consent:

SSD 6074 granted by the Executive Director,
Development Assessment Systems and Approvals on
9 April 2014

For the following:

Expansion to the Norwest Private Hospital, including:

- construction of a new wing comprising 3 levels above the existing ground level and basement car park in the western part of the site;
- changes to the internal configuration of the existing hospital at ground and Level 1;
- a minor extension to the building envelope above the ambulance bay at Level 1;
- a revised parking layout in the basement and at ground level to accommodate the new lift and stairs;
- a new opening along the south-western elevation of the basement carpark for vehicle access to a new external parking area;
- landscape works; and
- associated infrastructure works.

Applicant:

MacroPlan Dimasi

Consent Authority:

Minister for Planning

Land:

Norwest Private Hospital, 11 Norbrik Drive, Bella Vista
(Norwest Business Park)

Modification

SSD 6074 MOD 2: modification including:

- provision of an additional storey above the west wing of the Norwest Private Hospital comprising:
 - increase in height by 3.9 m (from RL 98.5 to RL 102.4)
 - increase of 2,066 m² GFA
 - provision of rooftop plant and plant enclosure

- expansion of the basement car park and increase of 10 car parking spaces
- construction of a new vehicle entry from Norbrik Drive.

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

- a) Condition A2 is amended by the insertion of **bold and underlined** words/numbers and deletion of **~~bold and struck out~~** words/numbers as follows:

Development in Accordance with Plans and Documents

A2 The Applicant shall carry out the development generally in accordance with the:

- a) Environmental Impact Statement titled Norwest Private Hospital Expansion, prepared by MacroPlanDimasi, dated December 2013 and appendices;
- b) Response to Submissions report titled Norwest Private Hospital Expansion - Response to Submissions, prepared by MacroPlanDimasi, dated 13 February 2014;
- c) **the following** Modification Applications:
 - i) **SSD 6074 MOD 1** titled Section 96 – SSD 6074, Norwest Private Hospital dated 11 May 2015; and
 - ii) **SSD 6074 MOD 2 titled Section 96(2) Modification Application to an approved Expansion to the Norwest Private Hospital – SSD 6074 dated 1 December 2017, as amended by Response to Submissions submitted 24 September 2018**
- d) following drawings, except for:
 - i) any modifications which are 'Exempt' or 'Complying Development'; and
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Health Projects International			
Drawing No.	Revision	Name of Plan	Date
NWP12-DGR-V	1	Artist Impression Perspectives	1/11/2013
NWP12-DGR-PM	1	View and Photomontages	1/11/2013
<u>NWP12-DGR-B1</u> <u>NWP21-DGR-B1</u>	<u>4</u> <u>4</u>	<u>New Wing Project</u> Basement Level Floorplan (overall) <u>Medical Suite Expansion</u>	<u>1/11/2013</u> <u>24.08.18</u>
NWP12-DGR-SS	1	Site Survey Plan	1/11/2013
NWP12-DGR-L	1	Landscape Plan	1/11/2013
NWP12-DGR-1	2	Level 1 Floor plan (overall)	18/03/2015
NWP12-DGR-2	2	Level 2 Floor plan (overall)	18/03/2015
<u>NWP12-DGR-3</u> <u>NWP21-DGR-3</u>	<u>2</u> <u>1</u>	<u>New Wing Project Existing</u> Level 3 Floor Plan (overall)	<u>18/03/2015</u> <u>29.11.17</u>
<u>NWP12-DGR-4</u> <u>NWP21-DGR-4</u>	2	<u>Roof Plan</u> Level 4/ <u>Roof Floor</u> Plan (overall) <u>Medical Suite Expansion</u>	<u>18/03/2015</u> <u>26.08.16</u>
<u>NWP21-DGR-5</u>	<u>4</u>	<u>Roof Plan</u> Level 5/ <u>Roof Plan</u> (Overall) <u>Medical Suite Expansion</u>	<u>29.11.17</u>
NWP12-DGR-SA	1	Site Analysis	1/11/2013
NWP12-DGR-G	2	Ground Level Floor Plan (overall)	18/03/2015
<u>NWP12-DGR-S</u> <u>NWP21-DGR-S</u>	2 <u>4</u>	<u>External Elevations</u> Sections <u>Medical Suite Expansion</u>	<u>18/03/2015</u> <u>29.11.17</u>
<u>NWP12-DGR-E</u> <u>NWP21-DGR-E</u>	2 <u>4</u>	<u>External</u> Elevations <u>Elevations Medical Suite Expansion</u>	<u>18/03/2015</u> <u>29.11.17</u>

- b) Condition A8 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~bold and struck out~~ words/numbers as follows:

Section 94A Contribution

- A8 In accordance with Section 94B EP&A Act a contribution of 1% of the cost of carrying out the development 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:
- (i) having regard to the additional cost of works arising from the Section 96 application as outlined in the Quantity Surveyor's report prepared by WT Partnership dated 15 May 2015; and
 - (ii) having regard to the additional cost of works arising from the Section 4.55(2) modification application as outlined in the Quantity Surveyor's report prepared by WT Partnership dated 16 August 2016; and**
 - ~~(ii-iii)~~ at the time of payment in accordance with the provisions of the Hills Section 94A Contributions Plan to ensure that it is 1% of the actual cost of carrying out the development.

PART B PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

- c) Condition B5 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~bold and struck out~~ words/numbers as follows:

Number of Car Spaces

- B5. The applicant shall provide ~~696~~ **706** off-street car park spaces for the development. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

- d) Condition B10 is inserted as follows:

Access Design

B10. The new access driveway from Norbrik Drive shall be designed in accordance with the Hills Shire Council's requirements and the relevant Australian Standards by a suitably qualified person. The final design plans shall be submitted to and approved by Council prior to the release of any Construction Certificate for the works approved under Modification 2.

**END OF MODIFICATION TO SSD 6074
(SSD 6074 MOD 2)**