

Modification of Development Consent

Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Director
Regional Assessments

Sydney 2 OCTOBER 2018

SCHEDULE 1

Development Consent:	SSD-6848 granted by the delegate for the Minister for Planning on 1 May 2015
For the following:	<p>Stage 3B of Lismore Base Hospital Redevelopment and new multi-level car park, including:</p> <ul style="list-style-type: none">• demolition works, including demolition of part of Block A, temporary maternity building and residential buildings located on the car park site;• bulk excavation and site preparatory works;• construction of five additional storeys above Stage 3A (resulting in a 10 storey building) and a five storey addition to the north of Stage 3A, including partial closure of Little Uralba Street for the new loading dock and driveway;• fit-out of one level and expansion of the uppermost level of Stage 3A;• construction of a helipad on the roof of the ten storey Stage 3A and Stage 3B development;• the staged construction of a part six part seven level car park; and• subdivision of the carpark site.
Applicant:	NSW Department of Health Infrastructure
Consent Authority:	Minister for Planning
The Land:	Lismore Base Hospital at Uralba Street, Little Uralba and Dalziell Street Lismore
Modification:	SSD 6848 MOD 5: Internal and external reconfigurations of the Stage 3B2 building and removal of the Level 6 pedestrian link

SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the insertion of the **bold and underlined** words / numbers as follows:

Terms of Consent

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

- a) State Significant Development Application SSD 6848;
- b) Environmental Impact Statement prepared by City Plan Services dated January 2015;
- c) Response to Submissions prepared by Health Infrastructure dated 19 March 2015;
- d) The Modification 1 Application Report by Health Infrastructure dated 22 April 2016 including associated documents;
- e) The Modification 2 Application by Health Infrastructure dated 7 June 2016;
- f) The Modification 3 Application prepared by Health Infrastructure dated 20 June 2016;
- g) **The Modification 5 Application prepared by Health Infrastructure dated 1 August 2018;**
- h) The conditions of this consent; and
- i) 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 Woods Bagot			
Drawing No.	Revision	Name of Plan	Date
DA1100	B	DEMOLITION PLAN	13/11/14
DA1000	D	SITE PLAN	13/11/14
A22032	J	GENERAL ARRANGEMENT-LEVEL 03 NORTH – 3B2	01/10/15
A22042	J	GENERAL ARRANGEMENT-LEVEL 04 NORTH – 3B2	01/10/15
A22052	J	GENERAL ARRANGEMENT-LEVEL 05 NORTH – 3B2	01/10/15
A22062	J	GENERAL ARRANGEMENT-LEVEL 06 NORTH – 3B2	01/10/15
A22071	K	GENERAL ARRANGEMENT-LEVEL 07 SOUTH – 3B2	01/10/15
A22081	G	GENERAL ARRANGEMENT-LEVEL 08 SOUTH – 3B2	01/10/15
A22091	G	GENERAL ARRANGEMENT-LEVEL 09 SOUTH – 3B2	01/10/15
A22101	G	GENERAL ARRANGEMENT-LEVEL 10 SOUTH – 3B2	01/10/15
DA2211	D	FLOOR PLAN L11	13/11/14
DA2212	D	FLOOR PLAN L12	13/11/14
DA2213	C	ROOF PLAN	13/11/14
DA2214	D	FLOOR PLAN HELIPAD & ROOF	13/11/14
A3001	J	NORTH ELEVATION	01/10/15
A3002	J	EAST ELEVATION	01/10/15
A3003	J	WEST ELEVATION	01/10/15
A3004	F	SOUTH ELEVATION & BLOCK A EAST	01/10/15
A3005	E	SOUTH ELEVATION	01/10/15
A31001	H	SECTION 01-3B2	01/10/15
A31002	H	SECTION 02-3B2	01/10/15
A31003	G	SECTION 03-3B2	01/10/15
A31004	G	SECTION 04-3B2	01/10/15
A31005	D	SECTION 05-3B2	01/10/15
A31006	C	SECTION 06-3B2	01/10/15
Architectural (or Design) Drawings prepared by fitzpatrick + partners			
Drawing No.	Revision	Name of Plan	Date
DA-004	A	DEMOLITION SCOPE	11/12/2014
DA-025	C	STAGE 2 SITE PLAN	8/04/2015

DA-005	A	LEVEL 1 (DALZIELL ST)	11/12/2014
DA-006	A	LEVEL 2	11/12/2014
DA-007	A	LEVEL 3	11/12/2014
DA-008	A	LEVEL 4	11/12/2014
DA-009	A	LEVEL 5 (URALBA STREET)	11/12/2014
DA-010	A	LEVEL 6	11/12/2014
DA-011	A	LEVEL 7	11/12/2014
DA-012	A	LEVEL 8	11/12/2014
DA-013	A	LEVEL 9	11/12/2014
DA-014	A	ELEVATIONS 1	11/12/2014
DA-015	A	ELEVATIONS 2	11/12/2014
DA-016	A	SECTIONS	11/12/2014
DA-017	A	FAÇADE DETAIL + MATERIALS AND FINISHES	11/12/2014
DA-020	A	STAGING DIAGRAMS	11/12/2014
DA-024	A	STAGE 1 SITE PLAN	24/03/2015
A-0100	05	PLANS – GENERAL ARRANGEMENT LEVEL 1	12/02/2015
A-0101	03	PLANS – GENERAL ARRANGEMENT LEVEL 2	6/02/2015
A-0102	03	PLANS – GENERAL ARRANGEMENT LEVEL 3	6/02/2015
A-0103	03	PLANS – GENERAL ARRANGEMENT LEVEL 4	6/02/2015
A-0104	03	PLANS – GENERAL ARRANGEMENT LEVEL 5	6/02/2015
A-0200	04	ELEVATIONS	12/02/2015

Subdivision Plan prepared by *Newton Denny Chapelle*

Drawing No.	Revision	Name of Plan	Date
		PLAN OF PROPOSED SUBDIVISION OF LOT 1 DP1178195, LOT 394 DP755718 & LOTS 14, 15, 16 DP1073227	20.11.14

Landscape Drawings prepared by *Spackman Mossop and Michaels*

Drawing No.	Revision	Name of Plan	Date
L02	B	Landscape Plan (Stage 1)	08/12/14
L03	B	Landscape Section (Stage 1)	08/12/14
L04	B	Landscape Plan (Stage 2)	08/12/14
L05	B	Landscape Sections	08/12/14
L06	B	Landscape Sections (Narrow Side)	08/12/14
L07	B	Landscape Planting Palette – Planting Treatments	08/12/14
L08	B	Landscape Planting Palette – Specimen Planting	08/12/14

Landscape Drawings prepared by *360 degrees*

Drawing No.	Revision	Name of Plan	Date
LAN-001	A	NOTES & SCHEDULES	14.11.14
LAN-002	A	SITE LOCATION PLAN	14.11.14
LAN-100	A	LANDSCAPE PLAN	14.11.14
LAN-101	A	LANDSCAPE PLAN	14.11.14
LAN-900	A	PLANTING PALETTE	14.11.14

As amended by the following plans:

Stage 1 Car Park Design Drawings prepared by <i>Fulton Trotter Architects</i>			
Drawing No.	Revision	Name of Plan	Date
ACD2003	M	LEVEL 3 – FLOOR PLAN	15/04/16
ACD2004	N	LEVEL 4 – FLOOR PLAN	15/04/16
ACD2005	M	LEVEL 5 – FLOOR PLANS	15/04/16
ACD3001	K	ELEVATIONS 1	15/04/16
ACD3002	I	ELEVATIONS 2	15/04/16
ACD3003	H	ELEVATIONS 2 WITH FACADE	15/04/16
ACD3002	H	ELEVATIONS 2 WITH FAÇADE 2	15/04/16

Architectural (or Design) Drawings prepared by Conrad Gargett Architects			
Drawing No.	Revision	Name of Plan	Date
<u>DA10010</u>	<u>C</u>	<u>SITE PLAN</u>	<u>18/07/18</u>
<u>DA31011</u>	<u>B</u>	<u>BUILDING SECTION EAST WEST</u>	<u>18/07/18</u>
<u>DA31012</u>	<u>B</u>	<u>BUILDING SECTION NORTH SOUTH</u>	<u>18/07/18</u>
<u>DA30101</u>	<u>C</u>	<u>NORTH ELEVATION</u>	<u>18/07/18</u>
<u>DA30102</u>	<u>C</u>	<u>EAST WEST ELEVATIONS</u>	<u>18/07/18</u>
<u>DA30104</u>	<u>A</u>	<u>SOUTH BUILDING ELEVATION</u>	<u>18/07/18</u>
<u>DA22103</u>	<u>C</u>	<u>GA LEVEL 3</u>	<u>18/07/18</u>
<u>DA22104</u>	<u>C</u>	<u>GA LEVEL 4</u>	<u>18/07/18</u>
<u>DA22105</u>	<u>C</u>	<u>GA LEVEL 5</u>	<u>18/07/18</u>
<u>DA22016</u>	<u>C</u>	<u>GA LEVEL 6</u>	<u>18/07/18</u>

2. Part C – During Construction – Condition C20 is added by the insertion of the Bold and Underlined words / numbers as follows:

C20 External Walls and Cladding Flammability

The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate and Occupation Certificate the Certifying Authority must:

- a) **Be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and**
- b) **Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.**

A copy of the documentation required under (b) must be provided to the Secretary within 7 days of being accepted by the Certifying Authority.

End of Modification 3