

Development consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation dated 16 February 2015, I determine:

- (a) to grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2 and Schedule 3.
- (b) that pursuant to section 89D(2) of the *Environmental Planning and Assessment Act 1979*, I determine that any subsequent stage of the development not being for the purpose of a hospital, medical centre or health research facility with a capital investment value in excess of \$30 million is to be determined by the relevant authority and that stage of the development ceases to be State significant development.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



David Gainsford
Executive Director
Priority Projects Assessments

Sydney 27th April

2017

SCHEDULE 1

Application No.:	SSD 7387
Applicant:	Gregory Hills Development Company Pty Ltd
Consent Authority:	Minister for Planning
Land:	The Hermitage Way, Gledswood Hills (Part of Lot 8441 in Deposited Plan 1218173)
Approved Development:	<p>Concept proposal for the future development of the site as a medical precinct, including a private hospital and medical centre, comprising:</p> <ul style="list-style-type: none">• indicative future uses as a medical precinct;• future building footprints, envelopes and heights;• vehicle entry and egress points;• the general car parking footprint; and• the general landscaping footprint.

DEFINITIONS

Addendum RTS	Addendum Response to Submissions prepared by City Plan Services, dated 13 December 2016 and accompanying attachments including additional dated 15 December 2016
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Consent holder or person with the benefit of the development consent
Application	The development application and the accompanying drawings plans and documentation described in Condition A4 Schedule 2 and A2 Schedule 3.
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this consent.
Council	Camden Council
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
Department	The Department of Planning and Environment
EIS	Environmental Impact Statement titled <i>Environmental Impact Statement State Significant Development Application SSD 7387, Camden Medical Campus, Gledswood Hills</i> , prepared by City Plan Strategy and Development Pty Ltd and dated 20 July 2016.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Feasible	Feasible relates to engineering considerations and what is practical to build
Minister	Minister for Planning, or nominee
NCC	National Construction Code
OEH	Office of Environment and Heritage
RMS	Roads and Maritime Services
RTS	Response to Submissions prepared by City Plan Services, dated 18 October 2016 and accompanying attachments.
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements.
Secretary	Secretary of Department of Planning and Environment
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate)
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility.
Subject Site	The Hermitage Way, Gledswood Hills (Lot 8441 in Deposited Plan 1218173)
VMP	Vegetation Management Plan

SCHEDULE 2

CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL

PART A TERMS OF CONSENT

Development Description

- A1. Consent is granted to the concept proposal as described in Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions and the conditions contained in this development consent.

Determination of Future Development Applications

- A2. In accordance with section 83B(3) of the EP&A Act all development under the concept proposal the subsequent stages are to be subject of future development applications.
- A3. The determination of future development applications are to be generally consistent with the terms of development consent SSD 7387 as described in Schedule 1 and subject to the conditions in Part B, **Schedule 2**.

Development in Accordance with Plans and Documents

- A4. The Applicant shall carry out the development generally in accordance with the:
- a) *Environmental Impact Statement State Significant Development Application SSD 7387, Camden Medical Campus, Gledswood Hills*, prepared by City Plan Strategy and Development Pty Ltd and dated 20 July 2016;
 - b) Response to Submissions prepared by City Plan Strategy and Development Pty Ltd, dated 18 October 2016 and 13 December 2016 and accompanying attachments; and
 - c) following drawings, except for:
 - i) any modifications which are 'Exempt' or 'Complying Development'; and
 - ii) otherwise provided by the conditions of this consent.

Architectural Concept Plans prepared by Health Projects International	
Name of Plan	Date / Revision
SITE PLAN	08/06/16
BASEMENT LEVEL FLOOR PLAN	01/06/16
GROUND LEVEL FLOOR PLAN	01/06/16
LEVEL 1 FLOOR PLAN	01/06/16
LEVEL 2 FLOOR PLAN	01/06/16
LEVEL 3 FLOOR PLAN	01/06/16
LEVEL 4 FLOOR PLAN	01/06/16
LEVEL 5 FLOOR PLAN	01/06/16
ROOF PLAN	08/06/16
ELEVATIONS & SECTIONS	30/03/17 / A

Landscape Plans prepared by <i>Moir Landscape Architecture</i>			
Dwg No.	Rev	Name of Plan	Date
LP01	B	COVER SHEET	06/06/16
LP02	B	LANDSCAPE MASTER PLAN	06/06/16
LP03	B	LANDSCAPE PLAN A	06/06/16
LP04	B	LANDSCAPE PLAN B	06/06/16
LP05	B	LANDSCAPE PLAN C	06/06/16
LP06	B	DETAIL PLAN – A & B	06/06/16
LP07	B	DETAIL PLAN – C & D	06/06/16
LP08	B	DETAIL PLAN – E	06/06/16
LP09	B	LANDSCAPE ELEVATIONS	06/06/16
LP10	B	LANDSCAPE SECTION	06/06/16
LP11	B	PLANT SCHEDULE	06/06/16
LP12	B	THEMING	06/06/16

Building envelopes

- A5. Future buildings contained within building envelopes shall be generally consistent with the concept proposal building envelope plans listed in condition A4.
- A6. The maximum building height of the development shall be consistent with the Concept proposal building envelope elevations plan for each building, as detailed below:

Building Block	Maximum Height - RL
Hospital	RL 129.10
Medical	RL 129.10
Multi-storey carpark	RL 124.55

Lapsing of Approval

- A7. This approval does not allow any components of the concept proposal to be carried out without further approval or consent being obtained.
- A8. This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act.

Legal Notices

- A9. Any advice or notice to the consent authority shall be served on the Secretary.

Secretary as Moderator

- A10. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the matter shall be binding on the parties.

PART B CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS

Traffic, Access and Car Parking

- B1. The Applicant must consult with RMS and Camden Council to determine whether any intersection upgrades / enhancements, which are required to generally maintain the 2036 pre-development level of service to the Gregory Hills Drive/Central Hills Drive intersection, are required. If relevant, the Applicant must provide written evidence demonstrating that RMS and Council are satisfied with the scope of any required intersection enhancements or upgrade works, with the Stage 1 development application.
- B2. All future development applications shall be accompanied by a detailed assessment of parking, traffic and transport impacts within the site and to the surrounding road and pedestrian networks. The assessment shall include mitigation measures and recommendations on intersection and infrastructure upgrades, including but not limited to footpaths and pedestrian refuges, where this is deemed necessary.
- The assessment shall demonstrate that all queuing required during full operation of the site can be accommodated within the boundaries of the site and turning paths assessments shall be produced to demonstrate the safe and efficient operation of internal roads and car parking areas.
- B3. The future development applications shall be accompanied by a **Green Travel Plan** (GTP) that promotes public transport usage by hospital staff. The GTP is to be updated and submitted with each subsequent development application for the staged construction of the private hospital.
- B4. All future development applications shall provide details to demonstrate that car parking spaces have been provided, at a minimum, to comply with requirements of the NCC and relevant planning controls including the *RMS Guide to Traffic Generating Development*.
- B5. All future development applications shall be accompanied by a draft **Construction Traffic Management Plan** (CTMP) including, but not limited to, the following:
- a) cumulative construction impacts of all projects adjacent to the site;
 - b) assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations; and
 - c) vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition and construction activities.
- B6. The future development application for Stage 1 shall be accompanied by details of the proposed parking fees which are to levied on the on-site public parking areas.

Noise Impact Assessment

- B7. All future development applications shall include a **Noise Impact Assessment** (NIA) that identifies background noise levels, noise impacts, affected sensitive receivers and includes appropriate modelling, noise contour maps and required mitigation / management measures for construction and operation of the development. The NIA must be undertaken by a suitably qualified acoustic consultant generally in accordance with the provisions of the EPA's *Industrial Noise Policy* and *Interim Construction Noise Guideline*.
- B8. Recommendations of the *Concept DA Acoustic Assessment*, prepared by Acoustic Logic dated 29 June 2016, shall be incorporated into the design detail of future development stages.

Built Form and Urban Design

- B9. Future development applications will include an **Architectural Design Statement** advising of articulation measures, including through the built form and material selection, used in the final detailed design to reduce the scale and bulk of the buildings, particularly when viewed from the surrounding residential areas and adjoining riparian corridor.
- B10. The future development application for Stage 1 of the concept proposal will include details of any site boundary fencing proposed.
- B11. Future development applications shall demonstrate that consideration has been given to the protection and minimisation of overshadowing on surrounding sensitive land uses. The future buildings must be designed to ensure that living areas and private open spaces of surrounding residential dwellings are not overshadowed by the buildings for more than three hours between 9 am and 3 pm on June 21.
- B12. The future development application for Stage 1 will include an adequate building line setback to the southern site boundary, which is to be no less than 7 m, to allow for the planting of canopy trees between the Multi-storey Parking Block and the southern site boundary.
- B13. Planting islands must be provided at a rate of one in every ten adjoining car parking spaces for the at-grade car parking areas.
- B14. The future development application for Stage 1 shall detail how the development will facilitate and integrate any approved pedestrian bridge adjacent the western boundary of the site.
- B15. The future development application for Stage 1 shall include details of screening, which are to comprise of metal and landscape screening, provided to the service yard to ensure operations associated with the service yard are not visible from the public domain.
- B16. The future development application for Stage 1 shall detail all signage, including wayfinding signage for the parking areas and site access points, proposed for the development.

Operational Details

- B17. An **Operational Management Plan**, outlining matters such as hours of operation and operational noise mitigation measures, shall be submitted with each development application.

Bushfire

- B18. All future development applications shall be accompanied by advice from a suitably qualified bushfire consultant confirming that development complies with the requirements of the NSW RFS publication "*Planning for Bushfire Protection 2006*".

Maintenance of the Riparian Corridor

- B19. The future development application for Stage 1 works shall advise whether maintenance of the riparian corridor, to ensure the riparian corridor does not become a bushfire threat, is required during any interim period between operation of the first stage of the development and commencement of maintenance works associated with the VMP.

Ecologically Sustainable Development

- B20. Future development applications shall demonstrate how the development incorporates the principles of ecologically sustainable development in the design, construction and on-going operation of the Development.

Drainage Easement

B21. Prior to the lodgement of the development application for Stage 1, relocation of Council's stormwater drainage easement shall be approved by Camden Council.

ADVISORY NOTES

Appeals

AN1 The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation (as amended).

Responsibility for other consents / agreements

AN2 The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.