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Carolyn McNally,
The Secretary,
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

13 August 2018

Att: Ms Megan Fu, Social and Other Infrastructure Assessments

Dear Ms Fu,

**Re: SECTION 4.55 (1A) MODIFICATION APPLICATION TO SSD 7751
BULLI HOSPITAL AGED CARE CENTRE OF EXCELLENCE
22 HOSPITAL ROAD BULLI**

I refer to State Significant Development (SSD) Consent SSD 7751 for the Bulli Hospital Aged Care Centre of Excellence approved under delegation by the Executive Director, Priority Projects Assessments within the Department of Planning and Environment (DPE) on 13 September 2017.

This Modification Application has been prepared by TCG Planning on behalf of Health Infrastructure, seeking consent to modify various aspects of the SSD 7751 approval at 22 Hospital Road, Bulli (the subject site) pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

This modification application to SSD 7751 seeks consent for:

- Update the description of the Approved Development in Schedule 1 of the SSD 7751 to reflect the removal of 15 trees (instead of the approved removal of 14 trees);
- Modification of Condition A2 which requires compliance with the approved plans to allow the following:
 - Removal of Tree 11; and
 - Provision of an additional room on the first floor for digital antenna system equipment and a riser throughout the upper levels of the building; and
- Modification of Condition D4 to amend the wording of the required Section 88E restriction to allow for ancillary uses within the residential care facility.

This modification application identifies the consent, describes the proposed modifications and provides an assessment of the relevant matters contained in Section 4.55(1A) of the EP&A Act. This application is accompanied by the following plans and reports:

- Site Plan – Tree Removal prepared by Billard Leece Partnership Pty Ltd (Project 15617, Dwg No. DA.01.0201 Revision F dated 12/7/2018 (**Attachment 1**);

- Architectural Plans prepared by Billard Leece Partnership Pty Ltd (Project 15617, dated 6/7/2018) (**Attachment 2**);
 - Drawing No: AA-10-0103 Revision 012 (General Arrangement Plan – First Floor – Zone C)
 - Drawing No: AA-10-0203 Revision 013 (General Arrangement Plan – Second Floor – Zone C)
 - Drawing No: AA-10-0303 Revision 010 (General Arrangement Plan – Third Floor – Zone C)
 - Drawing No: DA.08.0101 Revision F (Proposed Precinct Plan – First Floor)
 - Drawing No: DA.08.0201 Revision F (Proposed Precinct Plan – Second Floor)
 - Drawing No: DA.08.0301 Revision F (Proposed Precinct Plan – Third Floor)
- Building Code advice from BCA Consultant [Peter Tran, Senior Building Regulations Consultant, Steve Watson and Partners (email)] dated 24 May 2018 (**Attachment 3**);
- Arborist Report prepared by Moore Trees Consulting Arborist dated 3 May 2018 (**Attachment 4**);

1. Consent to be Modified

SSD 7751 was granted approval by the Executive Director of Priority Project Assessments from the NSW Department of Planning and Environment on 13 September 2017 for the construction and operation of the Bulli Hospital Aged Care Centre of Excellence, including:

- Demolition works and removal of 14 trees;
- Remediation and earthworks;
- Construction of a part 2, part 3 and part 4 storey building comprising a residential aged care facility and a hospital;
- At grade car parking areas providing a total of 50 car spaces and a drop-off area;
- Signage; and
- Landscaping, including a courtyard.

The development is currently under construction. This Section 4.55(1A) Modification Application is the first application seeking consent to modify this State Significant Development consent.

2. The Site

The subject site comprises two (2) separate allotments which are legally described as Lot 1 DP 165903 (the western lot) and part Lot 1 DP 175787 (eastern lot) and is known as 22 Hospital Road, Bulli. The subject site is located on the northern side of Hospital Road, Bulli to the west of the Princes Highway in the northern suburbs of Wollongong and on the foothills of the Illawarra Escarpment. The subject site currently contains an ambulance station in the eastern corner, an at-grade car parking area in the western portion and a hall in the central portion of the site. The site is currently under development in accordance with the State Significant Development (SSD) Consent SSD 7751 for the Bulli Hospital Aged Care Centre of Excellence.

The subject site is located adjoining the Bulli Hospital site on the opposite side of Hospital Road (illustrated in **Figure 1**). The subject site has a total site area of 12,000m² (or 1.2 hectares), as shown in **Figure 3**. Both allotments are currently owned by the Health Administration Corporation.

Part Lot 1 DP 175787, will be subject to amalgamation with Lot 1 DP 165903 to form a consolidated site, as shown on the Site Plan in **Figure 3**. Also located on this eastern allotment in the north-eastern corner, is a single storey brick building with a metal roof. That building is currently utilised as an ambulance station and does not form part of this application. This building will be retained on the existing lot.

The site slopes significantly to the east and to the north, with a number of retaining walls located in the western portion of the site adjacent to the existing hall and on the eastern boundary of the subject site adjacent to the ambulance station. A detailed Survey Plan is provided in **Attachment 1** to this Assessment.

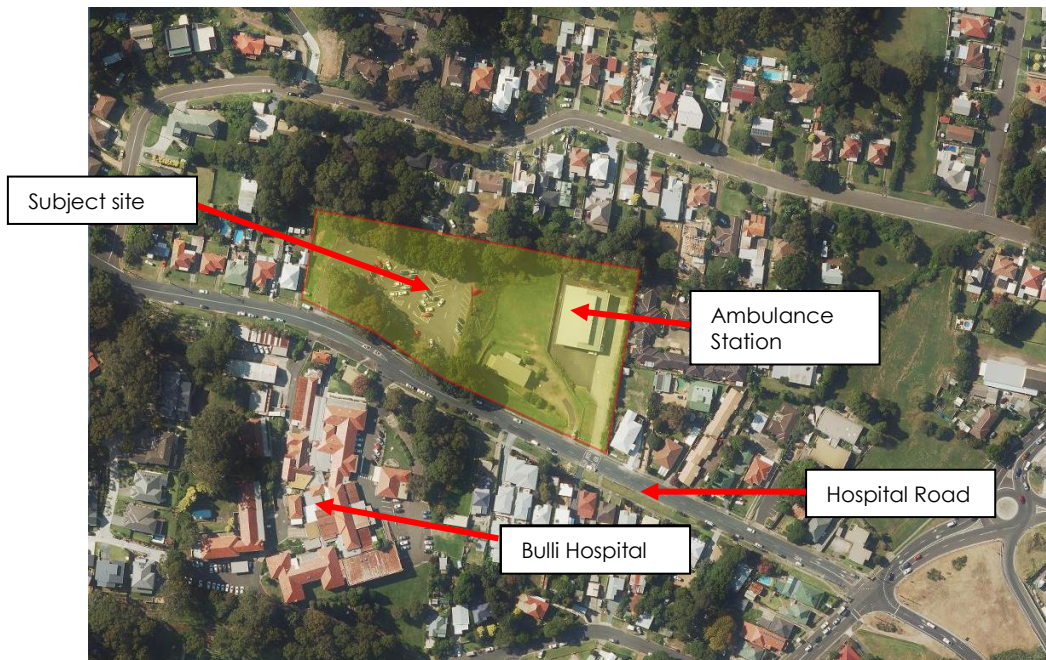


Figure 1: Aerial view of subject site in the context of surrounding development (Source: SIX maps), May 2018)



Figure 2: Aerial view of subject site in the context of surrounding development (Source: Google maps, May2018)

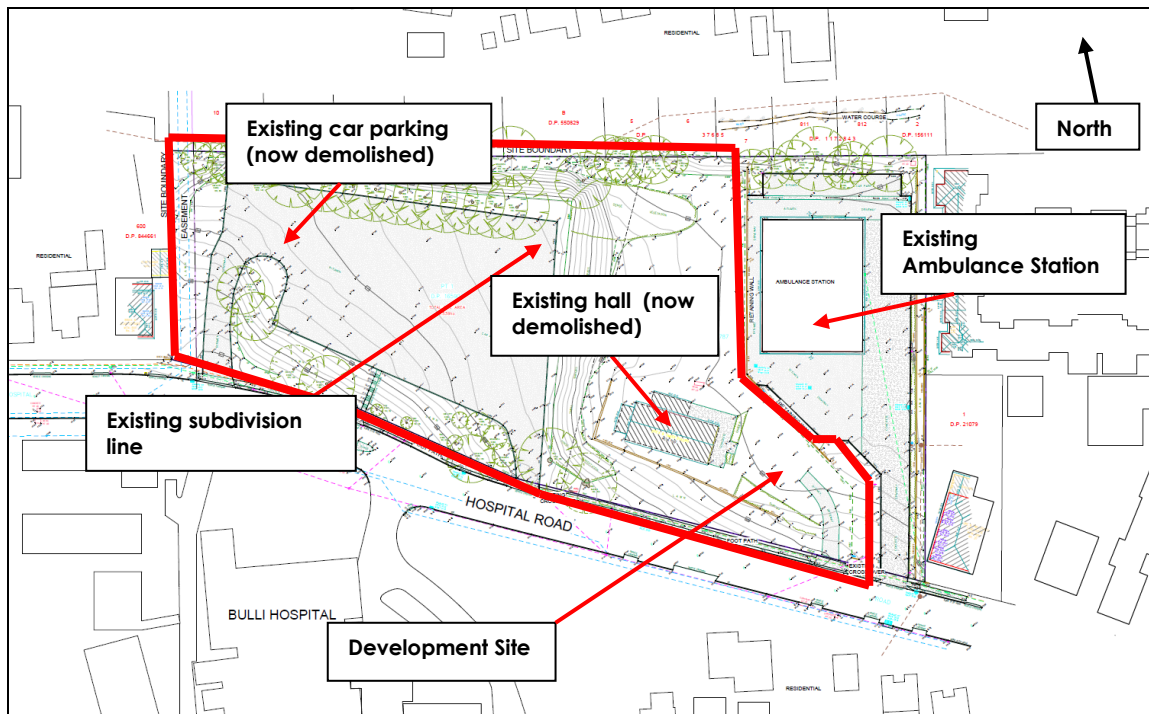


Figure 3: Existing Site Plan with development site outlined in red
(Source: Extract of Site Plan prepared by Billard Leece Partnership, dwg. no. AA.01.0001)



Figure 4: View of the two existing buildings on the site from Hospital Road at the time of approval. The hall building in the foreground has been demolished (Source: Google maps, May 2018)

3. Proposed Modifications to the Consent

The proposed modification to the development consent comprises:

- Modification to the Approved Development description in Schedule 1 of the SSD 7751 consent;
- Modification of Condition A2 which requires compliance with the approved plans to allow the following:
 - Removal of Tree 11; and

- Provision of an additional room on the first floor for digital antenna system (DAS) equipment and a riser throughout the upper levels of the building; and
- Modification of Condition D4 to amend the wording of the required Section 88E restriction to allow for ancillary uses.

Modifications to the Approved Development

This modification to SSD 7751 consent seeks consent for various minor changes to the approved building layout to allow for the installation of a digital antenna system and the removal of Tree 11 which is now required to be removed as an approved retaining wall is located within the tree protection zone of this tree. These modifications are detailed below and illustrated in the revised Architectural Plans prepared Billard Leece Partnership Pty Ltd (Project 15617, dated 6/7/2018) listed earlier in this correspondence at **Attachment 2**.

Approved Development Description (Schedule 1)

The current Approved Development Description in Schedule 1 of the consent states:

- | | |
|-----------------------|---|
| Approved Development: | <p>Construction and operation of the Bulli Hospital Aged Care Centre of Excellence, including:</p> <ul style="list-style-type: none"> • Demolition works and removal of 14 trees; • Remediation and earthworks; • Construction of a part 2, part 3 and part 4 storey building comprising a residential aged care facility and a hospital; • At grade car parking areas providing a total of 50 car spaces and a drop-off area; • Signage; and • Landscaping, including a courtyard. |
|-----------------------|---|

Condition A1 of the SSD 7751 consent requires that development approval is granted only to carrying out the development as described in Schedule 1. Accordingly, this description needs to be updated to reflect the removal of an additional tree as outlined below.

Digital Antenna System

The digital antenna system (DAS) room proposed on the first floor is required to store the infrastructure to improve the mobile phone signal in the building. There are also associated changes to the second and third floors of the approved building as this infrastructure is required to be distributed throughout the building via the DAS Riser. These changes do not necessitate any significant changes to the elevations of the approved building as the changes are generally located internal to the site and within the undercroft of the approved building. The approved floor plan is illustrated in **Figure 5** while the proposed changes are outlined in the architectural plans at **Attachment 2**. These changes are further discussed in the advice from the BCA consultant in **Attachment 3**.



Figure 5: Approved Floor Plan where proposed DAS room is now proposed
 (Source: Drawing No: DA.06.0101 Revision E dated 29/5/2017 (Proposed Precinct Plan – First

Tree 11

The approved development required the retention of Tree No 11 (refer **Figure 6**), among other site trees, located close the Hospital Road frontage of the subject site. However, this tree is located directly adjoining the location of an approved retaining wall and stairway providing pedestrian access to the subject site. The tree protection zone for this tree is breached by this approved retaining wall and it is the opinion of the Arborist that this tree cannot survive this encroachment into its tree protection zone and therefore it should be removed. The Arborists report is at **Attachment 4**.

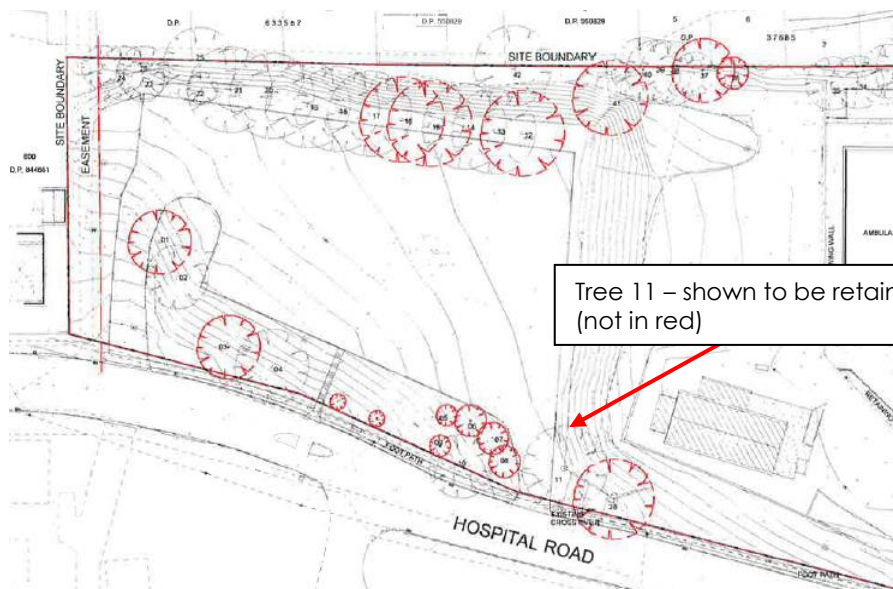


Figure 6: Approved Site Plan - Tree Removal (Source: Billard Leece Partnership Pty Ltd dated 29/05/2017)

Restriction on Residential Care Facility

Condition D4 of the SSD 7751 states the following:

Prior to occupation of the residential care facility, a restriction must be registered against the subject lot (following boundary adjustment) in accordance with section 88E of the Conveyancing Act 1919 restricting the occupation of the residential care facility only to:

- a) *Seniors or people who have a disability,*
- b) *People who live within the same household with seniors or people who have a disability, and*
- c) *Staff employed to assist in the administration of and provision of services to residents of the residential care facility.*

This modification application seeks to modify the wording of the required restriction to allow for ancillary uses to also be permissible on the site, and specifically to remove the underlined words 'within' and 'residential care' and add the wording in bold below. The modified wording sought in this modification application to this condition is (proposed changes in bold italics):-

*Prior to occupation of the residential care facility, a restriction must be registered against the subject lot (following boundary adjustment) in accordance with section 88E of the Conveyancing Act 1919 restricting **development on the site to a facility or facilities providing ageing care and support services and uses ancillary to and necessary to use the building to care for the aged** and restricting occupation to only:*

- a) *seniors or people who have a disability,*
- b) *people who live in the same household **as** seniors or people who have a disability, and*
- c) *staff employed to assist in the administration of and provision of services to residents of the facility.*

Modifications to Conditions

The proposed modifications described above necessitate amendments to the consent conditions which are identified below.

- **Approved Development Description (Schedule 1)**

The approved development description is to be amended to state:

Approved Development: *Construction and operation of the Bulli Hospital Aged Care Centre of Excellence, including:*

- *Demolition works and removal of ~~14~~ **15** trees;*
- *Remediation and earthworks;*
- *Construction of a part 2, part 3 and part 4 storey building comprising a residential aged care facility and a hospital;*
- *At grade car parking areas providing a total of 50 car spaces and a drop-off area;*
- *Signage; and*
- *Landscaping, including a courtyard.*

- **Condition A2**

The table to Condition A2 is proposed to be modified in the following manner (proposed changes in bold italics):

Terms of Consent

- A2. The Applicant must carry out the development in accordance with the conditions of consent and generally in accordance with the:
- a) State Significant Development Application SSD 7751;
 - b) EIS, except where amended by the RfS and additional information submitted on 8 August 2017;
 - c) **The Section 4.55(1A) Modification Application (SSD 7751 MOD 1), accompanying Statement dated 19 July 2018 prepared by TCG Planning;**
 - d) The following drawings, except for:
 - i) Any modifications which are exempt or complying development; or
 - ii) As otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Billard Leece Partnership Pty Ltd			
Drawing No	Rev	Name of Plan	Date
DA01.0101	D	EXISTING DEMOLITION	29/05/2017
DA01.0201	E F	SITE PLAN – TREE REMOVAL	29/05/2017 12/07/2018
DA01.0301	H	SITE PLAN – PROPOSED	29/05/2017
DA06.0001	F	PROPOSED PRECINCT PLAN – GROUND FLOOR	29/05/2017
DA06.0101	E F	PROPOSED PRECINCT PLAN – FIRST FLOOR	29/05/2017 06/07/2018
DA06.0201	E F	PROPOSED PRECINCT PLAN – SECOND FLOOR	29/05/2017 06/07/2018
DA06.0301	E F	PROPOSED PRECINCT PLAN – THIRD FLOOR	29/05/2017 06/07/2018
DA06.0401	E	PROPOSED PRECINCT PLAN – ROOF	29/05/2017
DA10.0001	F	GENERAL ARRANGEMENT PLAN – GROUND FLOOR	29/05/2017
AA10.0103	012	GENERAL ARRANGEMENT PLAN – FIRST FLOOR – ZONE C	06/07/2018
AA10.0203	013	GENERAL ARRANGEMENT PLAN – SECOND FLOOR – ZONE C	06/07/2018
AA10.0303	010	GENERAL ARRANGEMENT PLAN – THIRD FLOOR – ZONE C	06/07/2018
DA10.0101	E	GENERAL ARRANGEMENT PLAN – FIRST FLOOR	29/05/2017
DA10.0201	E	GENERAL ARRANGEMENT PLAN – SECOND FLOOR	29/05/2017
DA10.0301	E	GENERAL ARRANGEMENT PLAN – THIRD FLOOR	29/05/2017
DA10.0401	E	GENERAL ARRANGEMENT PLAN – ROOF	29/05/2017
DA20.0001	D	ELEVATION – PROPOSED – NORTH	29/05/2017
DA20.0101	D	ELEVATION – PROPOSED – SOUTH	29/05/2017
DA20.0201	D	ELEVATION – PROPOSED – EAST	29/05/2017
DA20.0301	D	ELEVATION – PROPOSED – WEST	29/05/2017
DA30.0001	D	SECTIONS – PROPOSED – AA	29/05/2017
DA30.0101	D	SECTIONS – PROPOSED – BB	29/05/2017
DA30.0201	D	SECTIONS – PROPOSED – CC	29/05/2017
DA30.0301	D	SECTIONS – PROPOSED – DD	29/05/2017
DA30.0401	D	SECTIONS – PROPOSED – EE	29/05/2017
DA30.0501	D	SECTIONS – PROPOSED – FF	29/05/2017
DA30.0601	D	SECTIONS – PROPOSED – GG	29/05/2017
DA30.0701	D	SECTIONS – PROPOSED – HH	29/05/2017
DA30.0801	D	SECTIONS – PROPOSED – II	29/05/2017
DA30.0901	D	SECTIONS – PROPOSED – JJ	29/05/2017
DA30.1001	D	SECTIONS – PROPOSED – KK	29/05/2017
-	1	EXTERNAL MATERIALS AND FINISHES SCHEDULE	25.11.2016

TCG Note: Landscape Plan and Signage Plans are not referenced in the above table as not proposed to be modified.

- **Condition D4**

The wording of Condition D4 is proposed to be modified in the following manner (changes in bold italics):

Residential Care Facility

D4 *Prior to occupation of the residential care facility, a restriction must be registered against the subject lot (following boundary adjustment) in accordance with section 88E of the Conveyancing Act 1919 restricting **development on the site to a facility or facilities providing ageing care and support services and uses ancillary to and necessary to use the building to care for the aged** and restricting occupation to only:*

- a) *seniors or people who have a disability,*
- b) *people who live in the same household **as** seniors or people who have a disability, and*
- c) *staff employed to assist in the administration of and provision of services to residents of the facility.*

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

This application seeks modification of SSD 7751 pursuant to Section 4.55(1A) of the EP&A Act which states (emphasis added):

(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of **minimal environmental impact**, and*
- (b) it is satisfied that the development to which the consent as modified relates **is substantially the same development** as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (c) it has notified the application in accordance with:*
 - (i) the regulations, if the regulations so require, or*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

4.1 Minimal Environmental Impact

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if "it is satisfied that the proposed modification is of minimal environmental impact". The environmental assessment in this modification application outlined below considers the relevant matters under Section 4.15 (1) and demonstrates that the development, as proposed to be modified, will be of minimal environmental impact.

4.2 Substantially the Same Development Test: Quantitative and Qualitative Comparison/Threshold of Proposed Modification and Associated Impacts

Guidance on the assessment of whether a proposed modification of an approved development is found in *Moto Projects (No. 2) Pty Limited v North Sydney Council* [1999] NSWLEC 280; (1999) 106 LGERA 298 (Moto), where, at paras 55 and 56, Bignold J described the process for consideration of proposed modification of development as follows:

"55. The requisite factual finding obviously requires a comparison between the development, as currently approved, and the development as proposed to be modified. The result of the comparison must be a finding that the modified development is "essentially or materially" the same as the (currently) approved development.

56. The comparative task does not merely involve a comparison of the physical features or components of the development as currently approved and modified where that comparative exercise is undertaken in some type of sterile vacuum. Rather, the comparison involves an appreciation, qualitative, as well as quantitative, of the developments being compared in their proper contexts (including the circumstances in which the development consent was granted)."

It is clear from *Moto* that there are two elements to be determined; they are a qualitative and a quantitative assessment of whether the modified development would be one that is *substantially the same development* as that originally approved.

In this respect it is noted that the proposed modification does not seek to alter the use carried out on the site or any substantial changes to the approved building form. Rather, it seeks to undertake minor changes to the building layout for the DAS room, the removal of a tree and a minor wording change to the required restriction on the use of the land. It is further noted that the proposed modification does not seek to significantly change the footprint of the development.

Hence, as intended by the original application, the following fundamental components of the development remain unaltered:

- No significant change to the footprint of the building.
- No significant change to the overall gross floor area.
- No change to the overall maximum building height.
- No change to the approved vehicular or pedestrian access into the site.
- No change to the approved location of the vehicular access, or the number of car parking spaces provided.
- No change to street tree planting location.
- No significant change to the landscaping provided on the site with the exception of the removal of Tree No 11.

Having considered the quantitative and qualitative changes, it is considered that the proposed modified development will be 'essentially or materially' the same as the development approved by SSD 7751. The use of the site for the Bulli Aged Care Centre of Excellence will remain unchanged and the minor changes proposed in this modification application do not alter the essential or material nature of the approved development.

Therefore, it is clear that the consideration of 'substantially the same development' test, required by Section 4.55(1A)(b) is satisfied. There is no legal impediment to the DPE determining the proposed section 4.55(1A) modification application.

4.3 Notification and submissions

The notification and consideration of submissions is to be undertaken where relevant by the DPE.

5. Environmental Assessment

Under Section 4.55(3) the consent Authority must also take into consideration the relevant matters to the application referred to in Section 4.15 (1) of the EP&A Act.

The Environmental Impact Statement prepared by TCG Planning dated 8 November 2016 (the original EIS') identified a number of key issues following an environmental risk analysis to identify potential environmental impacts associated with the activity.

The key issues identified included:-

- Compliance with statutory requirements
- Land stability and geotechnical constraints
- Site contamination
- Surface and groundwater
- Water sensitive urban design
- Acid sulphate soils
- Flooding
- Bushfire
- Natural resource sensitivity and biodiversity
- Non indigenous and Aboriginal heritage
- Transport, car parking and access
- Construction impacts
- Acoustic and vibration
- Built form and urban design
- Visual impact
- Acoustic impact
- Overshadowing
- Wind impacts
- BCA compliance and accessibility
- Ecologically sustainable development outcomes
- Servicing
- Waste management
- Public infrastructure contributions
- Social and economic impact

The planning assessment of the proposed modified development remains generally unchanged with the respect to the above matters as there are no major changes to the building within the approved development. The following matters however warrant further assessment.

5.1 Compliance with statutory requirements

The following statutory environmental planning instruments apply to the proposal as outlined in the original EIS:-

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy No.55 – Remediation of Land;*
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;* and
- *Wollongong Local Environmental Plan 2009 (WLEP 2009).*

The proposed modification does not propose any changes which impact on the proposal's compliance with these instruments.

5.2 Natural Resource Sensitivity and Biodiversity

The proposed modification involves the removal of Tree 11, which was originally to be retained on the site under the original approval. Tree 11 is described in the original Arborist's report, also prepared by Moore Trees dated 28 June 2016, as a Hill's weeping fig (*Ficus macrocarpa* var. *Hilli*). There are numerous other specimens of this tree on the site, comprising Trees 11 to 19 inclusive. Therefore, the removal of Tree 11 is unlikely to have a significant impact on the natural tree cover or diversity on the site and could be replaced with a tree elsewhere on the site.

5.3 Built Form and Urban Design

The proposed modification involves minor changes to the building to incorporate a DAS room in the undercroft of the approved building, which is located away from the side and rear boundaries of the site. This minor change is unlikely to adversely impact on the built form and urban design aspects of the approved development. The DAS riser is proposed to be located within the internal floor plan and accordingly, will not impact on the design of the building. The other changes proposed in this modification, including the removal of Tree 11 and the wording change to the restriction, will not impact on the design of the building.

5.4 Construction Impacts and BCA compliance

The proposed minor changes to the building footprint and layout for the DAS room can meet the building regulations as identified in the accompanying correspondence by Steve Watson and Partners.

Accordingly, the proposed modification is considered to be generally consistent with the matters previously assessed in relation to the approved development.

6. Conclusion

The proposed modifications to the internal floor plan for the DAS room and riser, removal of Tree 11 and associated change to the approved development description, and the minor wording change to the restriction on the use of the residential care facility on the site are demonstrated to result in minimal environmental impact.

In accordance with Section 4.55(1A) of the EP&A Act, the NSW Department of Planning and Environment may modify the consent as:

- the proposed modification is of minimal environmental impact; and
- is substantially the same development as development for which the consent was granted.

On this basis the modified development is considered to be an appropriate outcome and DPE's approval for this modification under Section 4.55(1A) of the EPA Act is sought.

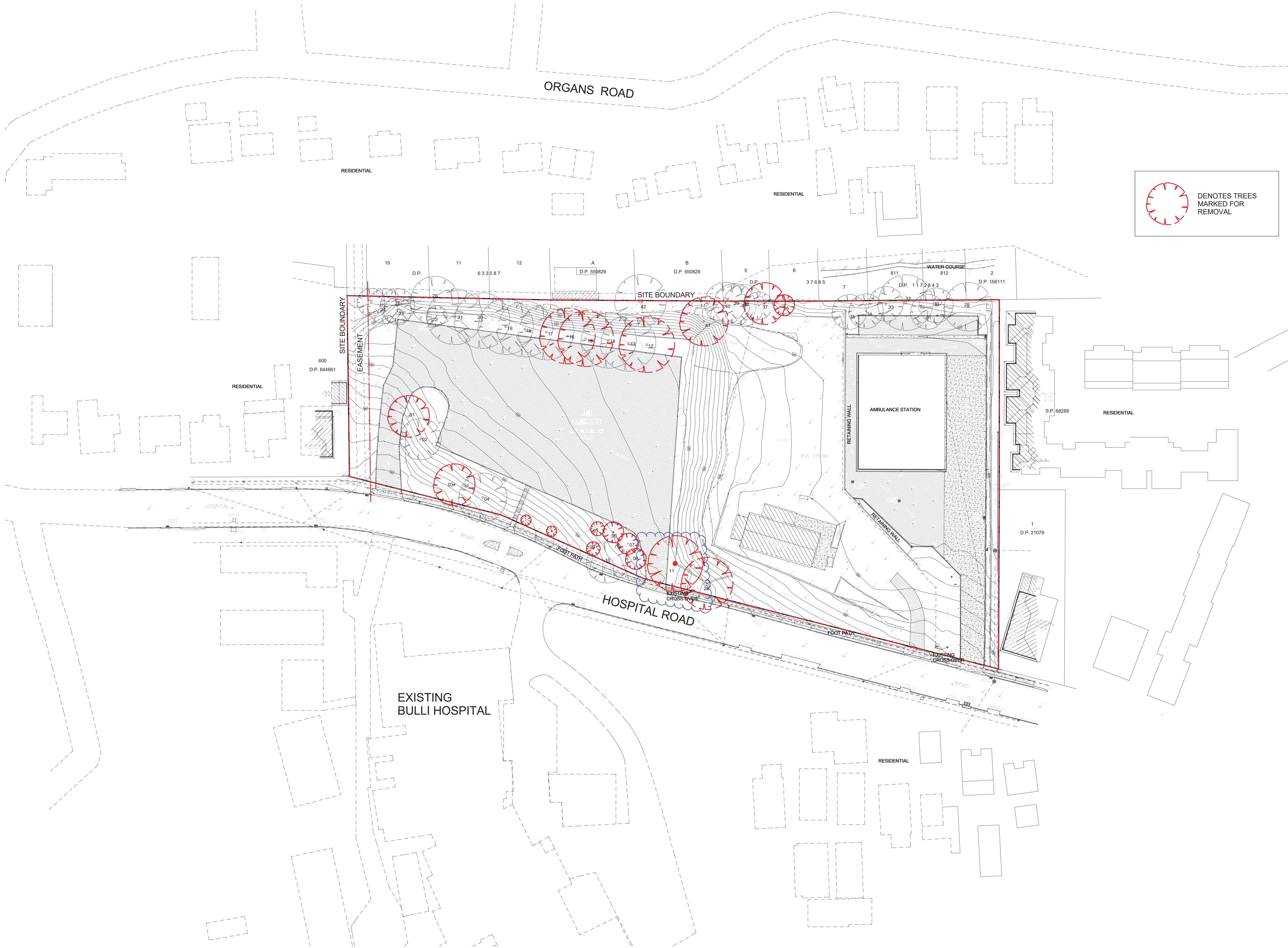
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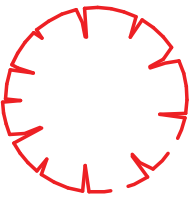


Nadine Page
Senior Planner
TCG Planning

Attachments 1-4

Attachment 1: Site Plan – Tree Removal



 DENOTES TREES MARKED FOR REMOVAL

F	Planning Approval	12/07/2018
E	Final SSD Issue	29/05/2017
D	Tree numbers added	02/03/2017
C	AMENDED	29/11/2016
DA/SEAR ISSUE		
B	DA / SEAR Issue	18/11/2016
A	Amended SEAR Issue	21.10.2016
1	DA / SEAR ISSUE	01.09.2016
REV		
ARCHITECTS		


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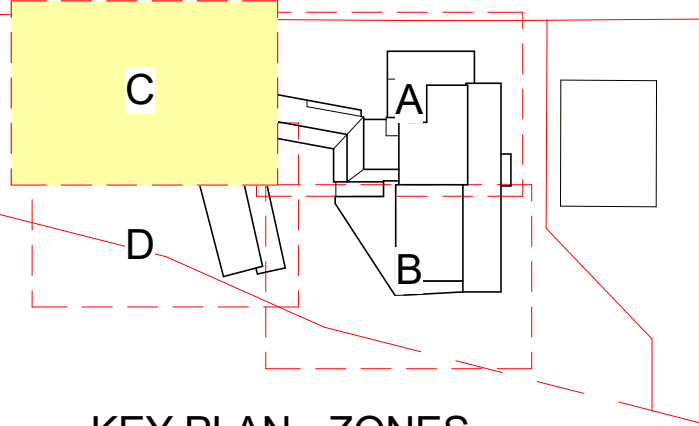
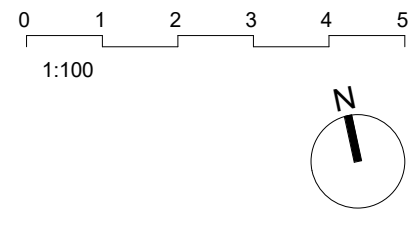
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W: www.hinfra.health.nsw.gov.au
PROJECT
BULLI AGED CARE CENTRE OF EXCELLENCE
DRAWING TITLE
SITE PLAN - TREE REMOVAL

Project No	15617
Scale	1: 500@A1
Date	12/07/2018
Drawn By	Checked By
KV	
Drawing No	Revision
DA.01.0201	F

DEVELOPMENT APPLICATION

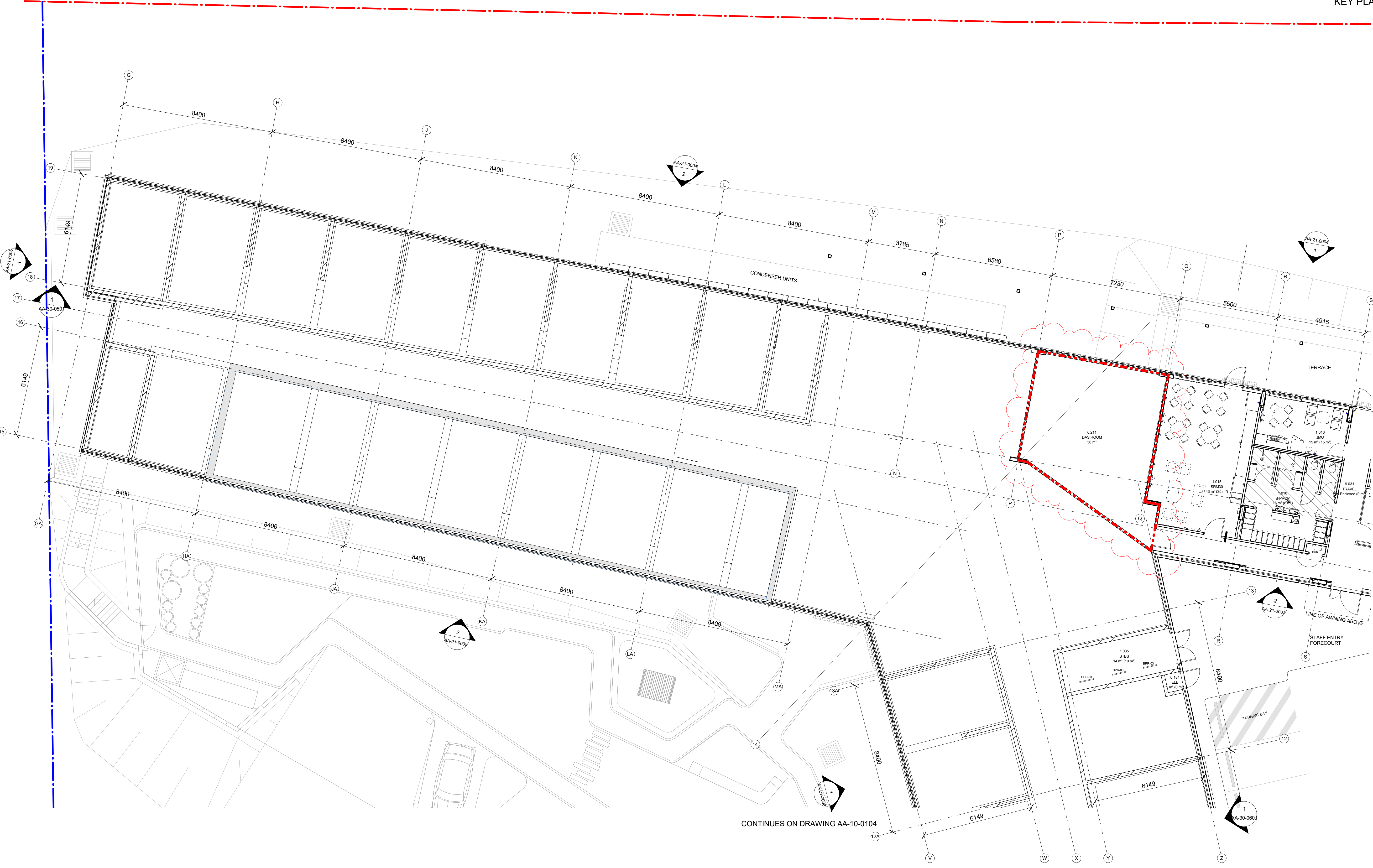
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Attachment 2: Architectural Plans



KEY PLAN - ZONES

- 1HR FIRE WALL
- SMOKE WALL
- 2HR FIRE WALL
- 4HR FIRE WALL



CONTINUES ON DRAWING AA-10-0101

012	DAS ROOM	06/07/2018
011	SUPERSTRUCTURE UPDATE	07/05/2018
010	100% ISSUE	02/03/2018
09	MAIN WORKS CROWN CERTIFICATE	27/02/2018
08	MAIN WORKS CROWN CERTIFICATE	20/02/2018
07	CONDENSER RAMP	20/02/2018
06	FOR CO-ORD	02/02/2018
05	ELEC CUPBOARD CHANGE	31/01/2018
04	ISSUED FOR REVIEW	25/01/2018
03	80% ISSUE	21/12/2017
02	UPDATED FOR CCS	13/12/2017
01	ISSUE FOR USE DURING CONSTRUCTION	08/11/2017
H	ISSUE FOR TENDER	17/03/2017
G	DRAFT TENDER ISSUE	13/02/2017
REV	ARCHITECTS	

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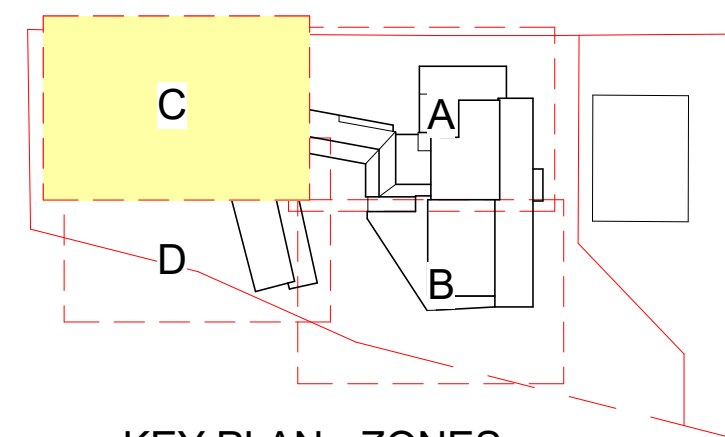
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F: 02
W: www.hinfra.health.nsw.gov.au

PROJECT
BULLI AGED CARE CENTRE OF EXCELLENCE

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - FIRST FLOOR - ZONE C

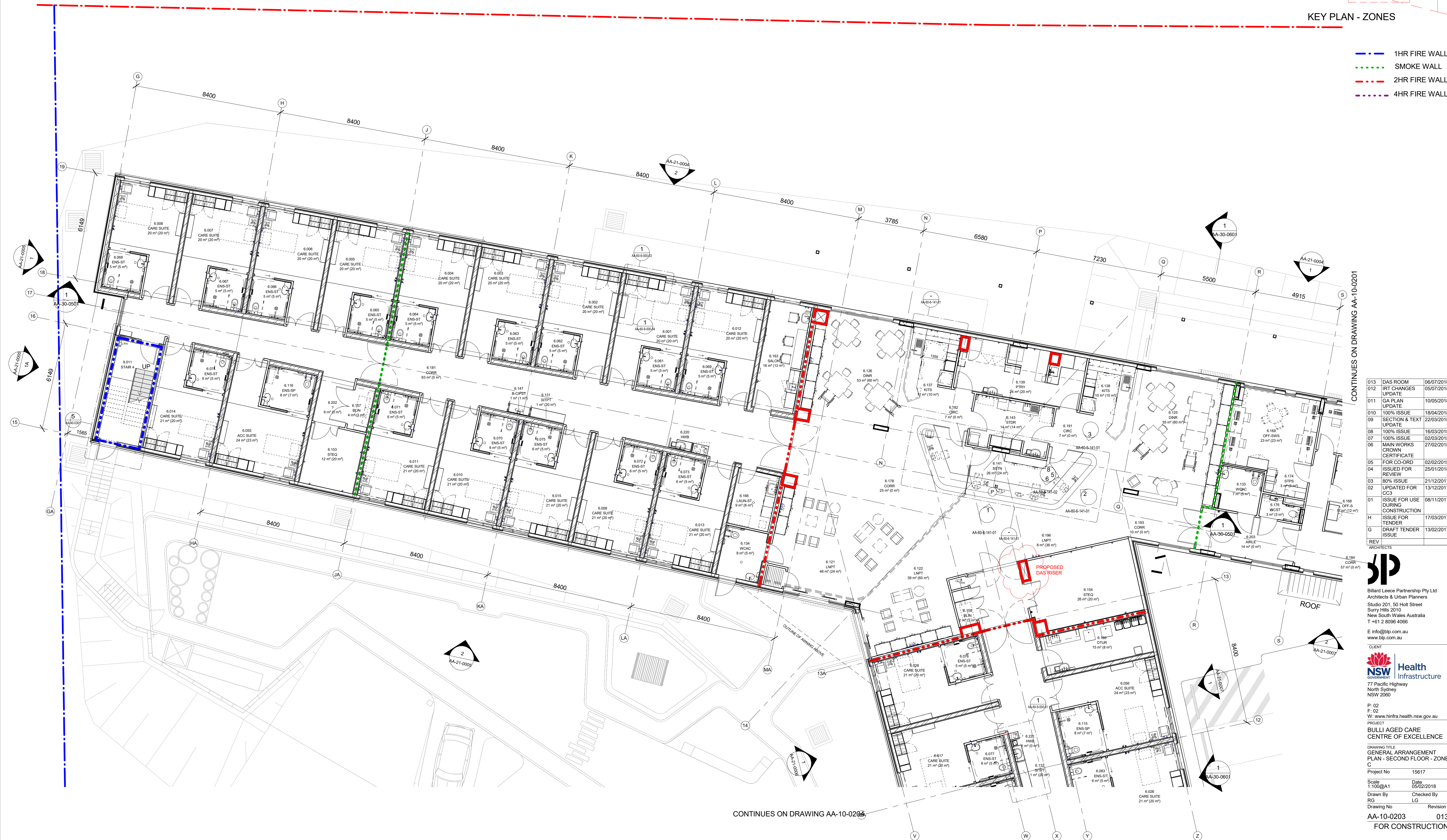
Project No	15617
Scale	1:100@A1
Date	05/02/2018
Drawn By	RG
Checked By	LG
Drawing No	Revision
AA-10-0103	012
FOR CONSTRUCTION	

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KEY PLAN - ZONES

- 1HR FIRE WALL
- SMOKE WALL
- 2HR FIRE WALL
- 4HR FIRE WALL



CONTINUES ON DRAWING AA-10-0201

013	DAS ROOM	06/07/2018
012	IRT CHANGES	05/07/2018
011	GA PLAN	10/05/2018
010	100% ISSUE	18/04/2018
09	SECTION & TEXT	22/03/2018
08	100% ISSUE	16/03/2018
07	100% ISSUE	02/03/2018
06	MAIN WORKS	27/02/2018
05	FOR CO-ORD	02/02/2018
04	ISSUED FOR	25/01/2018
03	80% ISSUE	21/12/2017
02	UPDATED FOR	13/12/2017
01	ISSUE FOR USE	08/11/2017
H	ISSUE FOR	17/03/2017
G	DRAFT TENDER	13/02/2017
REV	ARCHITECTS	

SP
Billard Leese Partnership Pty Ltd
Architects & Urban Planners
Studio 201, 50 Holt Street
Sunny Hills 2010
New South Wales Australia
T +61 2 8096 4066
E info@blp.com.au
www.blp.com.au

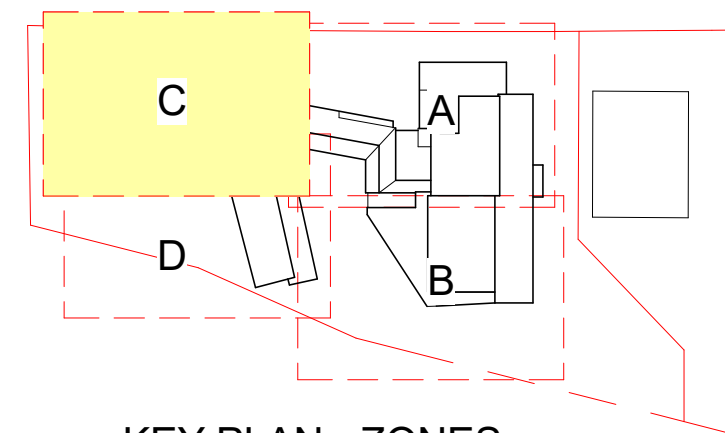
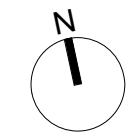
NSW Health
Infrastructure
77 Pacific Highway
North Sydney
NSW 2060

P: 02
F: 02
W: www.hinfra.health.nsw.gov.au

PROJECT
BULLI AGED CARE
CENTRE OF EXCELLENCE

DRAWING TITLE
GENERAL ARRANGEMENT
PLAN - SECOND FLOOR - ZONE
C
Project No 15617
Scale 1:100@A1 Date 05/02/2018
Drawn By RG Checked By LG
Drawing No Revision
AA-10-0203 013
FOR CONSTRUCTION

CONTINUES ON DRAWING AA-10-0204



KEY PLAN - ZONES

- 1HR FIRE WALL
- SMOKE WALL
- 2HR FIRE WALL
- 4HR FIRE WALL



CONTINUES ON DRAWING AA-10-0301

010	DAS ROOM	06/07/2018
09	IRT CHANGES UPDATE	05/07/2018
08	GA PLAN UPDATE	10/05/2018
07	100% ISSUE	18/04/2018
06	100% ISSUE	02/03/2018
05	MAIN WORKS CROWN CERTIFICATE	27/02/2018
04	FOR CO-ORD	02/02/2018
03	ISSUED FOR REVIEW	25/01/2018
02	80% ISSUE	21/12/2017
01	ISSUE FOR USE DURING CONSTRUCTION	08/11/2017
H	ISSUE FOR TENDER	17/03/2017
G	DRAFT TENDER ISSUE	13/02/2017
F	PRE-TENDER COORDINATION	01/02/2017
E	FINAL DD ISSUE	21/12/2016
D	FROZEN CO-ORDINATION ISSUE	08/12/2016

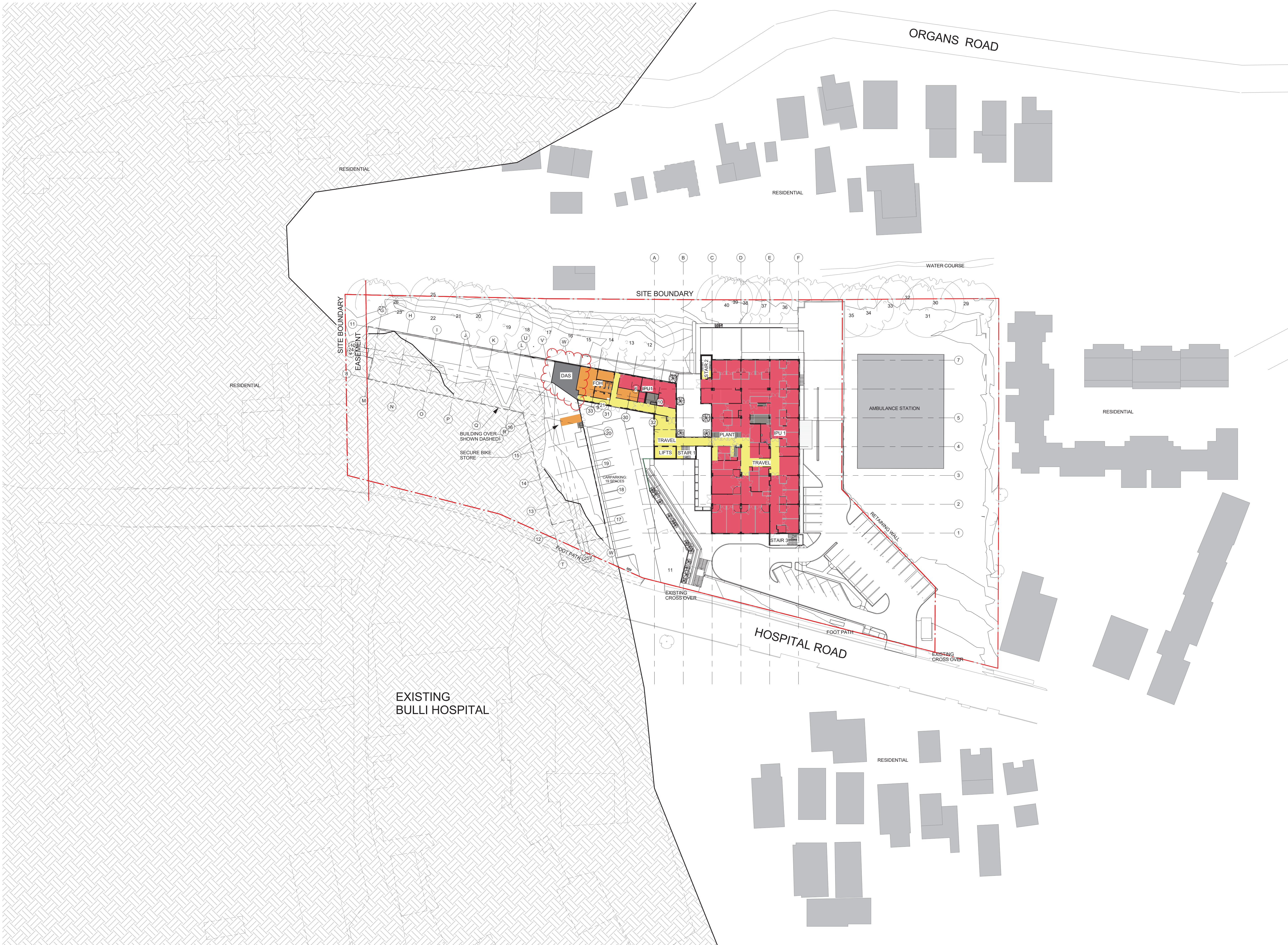
REV ARCHITECTS
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F: 02
W: www.hinfra.health.nsw.gov.au
PROJECT
BULLI AGED CARE CENTRE OF EXCELLENCE

DRAWING TITLE
GENERAL ARRANGEMENT
PLAN - THIRD FLOOR - ZONE C
Project No 15617
Scale 1:100@A1 Date 05/02/2018
Drawn By MJ Checked By LG
Drawing No Revision
AA-10-0303 010
FOR CONSTRUCTION

CONTINUES ON DRAWING AA-10-0304



- BOH
- ENGINEERING
- ENTRY FOH
- IPU 1
- IPU 2
- RAC
- PHARMACY
- TRAVEL
- UC / AH / OUT

F	S96	06/07/2018
E	Final SSD Issue	29/05/2017
D	AMENDED	29/11/2016
C	DA/SEAR ISSUE	18/11/2016
B	DA/SEAR ISSUE	31/10/2016
A	Amended SEAR	21.10.2016
1	DA / SEAR ISSUE	01.09.2016
REV	ARCHITECTS	

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PROJECT
BULLI AGED CARE CENTRE
OF EXCELLENCE

DRAWING TITLE
PROPOSED PRECINCT PLAN -
FIRST FLOOR

Project No	15617
Scale	1:500@A1
Date	13/02/2017
Drawn By	Checked By
MJ	LG
Drawing No	Revision
DA.06.0101	F

DEVELOPMENT
APPLICATION

11/06/2017 12:33:44 PM

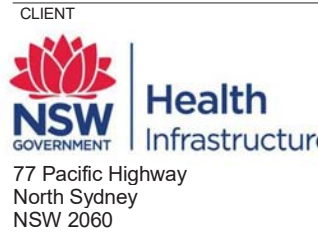


- BOH
- ENGINEERING
- ENTRY FOH
- IPU 1
- IPU 2
- RAC
- PHARMACY
- TRAVEL
- UC / AH / OUT

F	S96	06/07/2018
E	Final SSD Issue	29/05/2017
D	AMENDED	29/11/2016
C	DA/SEAR ISSUE	
B	DA/1 SEAR Issue	18/11/2016
A	Amended	31/10/2016
	DA/SEAR Issue, Substation reloc, Generator & O2 Store reloc.	
A	Amended SEAR	21.10.2016
	Issue	
1	DA / SEAR ISSUE	01.09.2016
REV	ARCHITECTS	



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F: 02
W: www.hinfra.health.nsw.gov.au

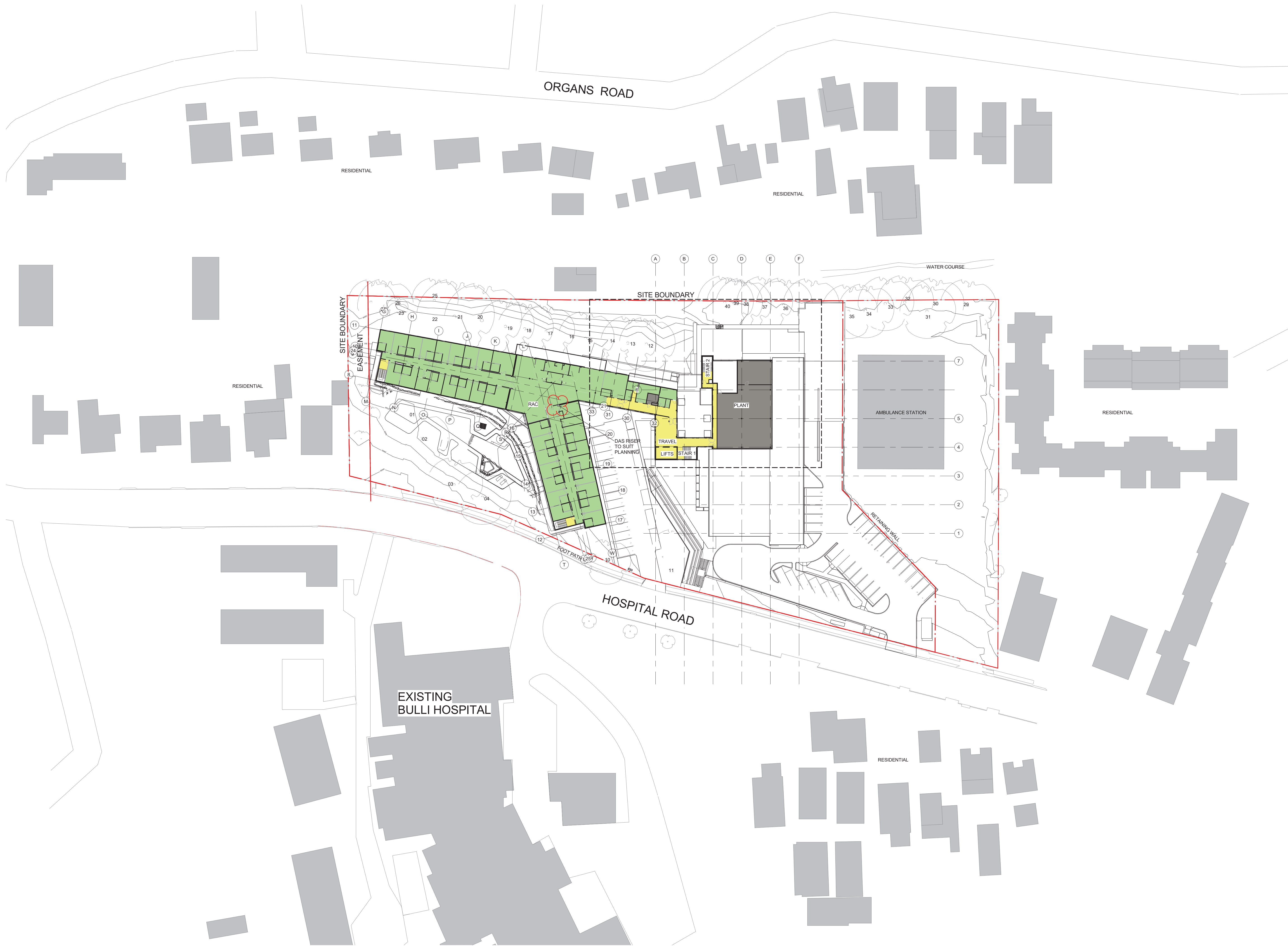
PROJECT
BULLI AGED CARE CENTRE OF EXCELLENCE

DRAWING TITLE
PROPOSED PRECINCT PLAN - SECOND FLOOR

Project No	15617
Scale	1:500@A1
Date	13/02/2017
Drawn By	LG
Checked By	LG
Drawing No	DA.06.0201
Revision	F

DEVELOPMENT APPLICATION

11/06/2017 12:43:49 PM



- BOH
- ENGINEERING
- ENTRY FOH
- IPU 1
- IPU 2
- RAC
- PHARMACY
- TRAVEL
- UC / AH / OUT

F	S96	06/07/2018
E	Final SSD Issue	29/05/2017
D	AMENDED	29/11/2016
C	DA/SEAR ISSUE	18/11/2016
B	DA/SEAR Issue	31/10/2016
A	Amended SEAR Issue, Substation reloc., Generator & O2 Store reloc.	21.10.2016
1	DA / SEAR ISSUE	01.09.2016
REV	ARCHITECTS	

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PROJECT
BULLI AGED CARE CENTRE
OF EXCELLENCE

DRAWING TITLE
PROPOSED PRECINCT PLAN -
THIRD FLOOR

Project No	15617
Scale	1:500@A1
Date	13/02/2017
Drawn By	LG
Checked By	LG
Drawing No	DA.06.0301
Revision	F

DEVELOPMENT
APPLICATION

11/06/2017 12:43:55 PM

Attachment 3: BCA Advice (email)

Bulli Aged Care Centre of Excellence

22 Hospital Rd
Bulli
NSW 2516 Australia

**MAIL TYPE**

General Correspondence

MAIL NUMBER

SWP-GCOR-000115

REFERENCE NUMBER

RCC-RFI-000541

Re: Bulli -Additional Room to Level 1

From Mr Peter Tran - Steve Watson & Partners

To (2) Ms Rumbii Banda - Richard Crookes Constructions Pty Limited (+1 more...)

Cc (2) Mr Frank Hong - Richard Crookes Constructions Pty Limited (+1 more...)

Sent Thursday, 24 May 2018

MESSAGE

Hi Rumbii,

The additional room will require a Section 96 Application to be submitted to Council for approval. A subsequent 109R Crown Certificate is required to be issued to pick up the amendment.

The room is required to be separated from the remainder of the building complying with the below, should the room contain a battery or batteries that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours.

Separating construction must have—

- (A) an FRL as required by Specification C1.1, but not less than 120/120/120; and
- (B) any doorway protected with a self-closing fire door having an FRL of not less than -/120/30;

In addition, a review of egress from the room is required to be carried out once the layout has been determined.

Should you have any queries please do not hesitate to contact me.

Peter Tran

Senior Building Regulations Consultant

Sydney Office

SYDNEY | MELBOURNE | BRISBANE

Level 17, 456 Kent Street, Sydney NSW 2000

T: (02) 9283 6555 | **F:** (02) 9283 8500 | **M:** 0404 869 981ptran@swpartners.com.au | www.swpartners.com.au

From: R Banda**Sent:** 23/05/2018 11:02:43 AM AEST (GMT +10:00)**To:** Anthony Ljubicic, Peter Tran**Cc:** Frank Hong, Ben Lynam**Mail Number:** RCC-RFI-000541**Subject:** Bulli -Additional Room to Level 1

Good morning Peter, Anthony

The Principal would like to provide an additional room for the in building mobile phone coverage equipment as shown in the attached.

Can you please review and advise the BCA requirements and any implications on the planning consent by **COB Friday 25 May 2018**.

Please do not hesitate to contact me to discuss.

Regards,

Rumbidzai Banda, Site Engineer

RICHARD CROOKES

CONSTRUCTIONS

Direct 02 9902 4620 | Fax 02 9439 1114 | Mobile 0419 210 433

Level 3, 4 Broadcast Way, Artarmon NSW 2064

www.richardcrookes.com.au



Attachment 4: Arborist Report prepared by Moore Trees dated 3 May 2018



MOORE TREES

Consulting Arborist

3rd May, 2018

Glen Wood

Richard Crookes Construction

Level 3, 4 Broadcast Way

Artarmon NSW 2064



Arborist site inspection: Retaining wall impacts to Tree 11

Site: Hospital Road, Bulli NSW 2516

Attendees: Paul Vezgoff (MT), Glen Wood (Richard Crookes Construction)

A site meeting was held on 3rd May 2018. The site meeting was requested to address design issues arising that will impact on Tree 11. The location of works surrounding Tree 11 stairway construction and retaining wall construction is to the east and north of this tree (Plates 1 and 2).

The proposed step and retaining wall location can be seen in Diagram 1.



Diagram 1: Section of plan showing Tree 11 and the proposed works. The retaining wall is blue. Additional excavation of up to 4200mm is required beyond this blue area towards Tree 11.

P. 0242 680 425

M. 0411 712 887

F. 0242 680 425

enquiries@mooretrees.com.au www.mooretrees.com.au
PO Box 3114 Austinmer NSW 2515

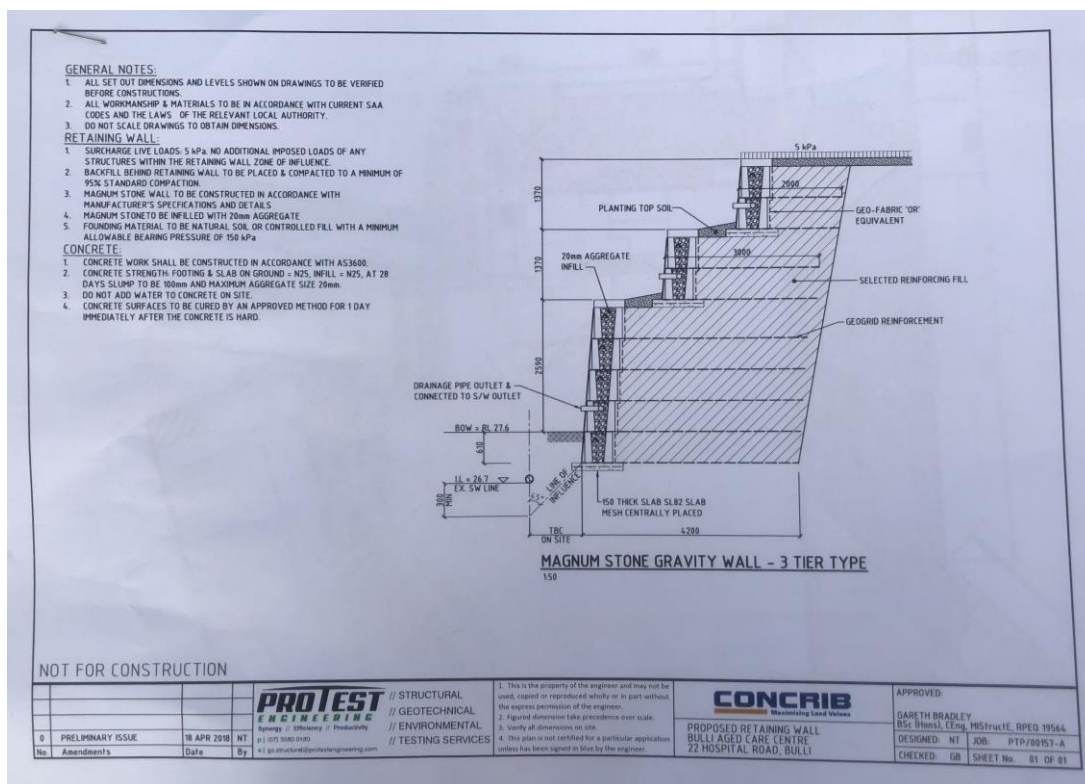


Diagram 2: Section drawing of the retaining wall showing extent of the 4200mm of fill required.

Tree Protection Zone (TPZ) Encroachment Calculator

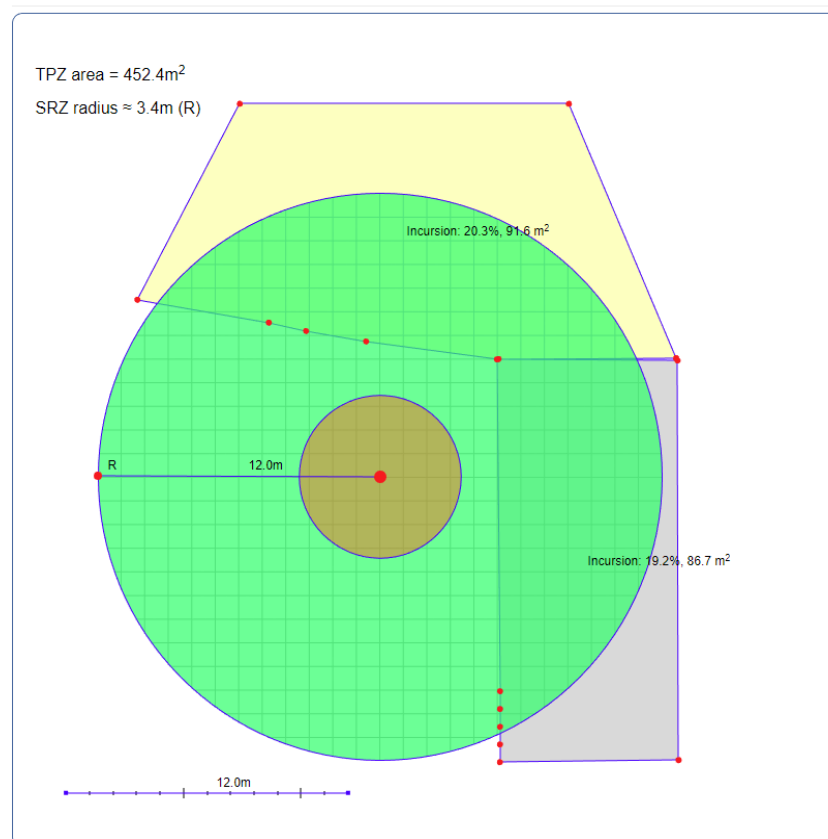


Diagram 3: The calculated TPZ for Tree 11 is 12 metres. The incursions total almost 40%

Impacts: Based on the section drawing dated April 2018 (Diagram 2), it is clear that the engineers have not been provided my report that details the incursions that are acceptable to TPZ areas.

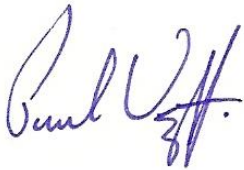
The calculated TPZ for Tree 11 is twelve (12) metres. The incursions from the retaining wall fill (4200mm) total almost 40% to the TPZ of Tree 11 (Diagram 3). Generally speaking, this degree of incursion is unacceptable. It affects the long-term health of the tree but also, potentially the stability of the tree. Weight reduction of the canopy in some situations is possible however this tree is in prominent position and any heavy pruning will provide an unsightly specimen.

Now that construction method of the wall has been accepted and construction is well underway I see no option but to remove Tree 11. The removal of this tree will require further approvals from the relevant consent authorities.

Compensatory planting should occur in the same location. The entire root ball should be removed prior to landscape works occurring.

If you have any questions in this regard, please do not hesitate to contact me on 02 4268 0425.

Yours sincerely,



Paul Vezgoff
Consulting Arborist
Dip Arb (Dist), Arb III, Hort cert, AA, ISA



Plate 1: Image showing the area to the east of Tree 11. where the steps and retaining wall are to be built. The Blue line is the location of the retaining wall. The red line is the extent of fill required for the retaining wall. P. Vezgoff



Plate 2: Image showing the area to the north of Tree 11. where the retaining wall are to be built. The Blue line is the location of the retaining wall. The red line is the extent of fill required for the retaining wall. Extensive roots are present in the red circle. P. Vezgoff