

Modification of Development Consent

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

As delegate of the Minister for Planning under delegation dated 11 October 2017, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Other Infrastructure Assessments

Date: 10 October 2018
Sydney

SCHEDULE 1

Development Approval: SSD 7751 granted on 13 September 2017

For the following:

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 park areas providing a total of 50 car spaces and a drop-off area;
- signage; and
- landscaping, including a courtyard.

Applicant: Health Administration Corporation

Consent Authority: Minister for Planning

The Land: 22 Hospital Road, Bulli
(Lot 1 DP 165903 and part Lot 1 DP 175787)

Modification: **SSD 7751 MOD 1:**

- installation of a digital antenna system.
- removal of an additional tree (Tree 11).
- modification of condition D4 to allow for the provision of ancillary uses within the facility.

SCHEDULE 2

The above approval is modified as follows:

1. In Schedule 1, the description of the "Approved Development" is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

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 park areas providing a total of 50 car spaces and a drop-off area;
- signage; and
- landscaping, including a courtyard.

2. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

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 RtS and additional information submitted on 8 August 2017; and
- c) 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 <u>F</u>	SITE PLAN – TREE REMOVAL	29/05/2017 <u>12/07/2018</u>
DA01.0301	H	SITE PLAN – PROPOSED	29/05/2017
DA06.0001	F	PROPOSED PRECINCT PLAN – GROUND FLOOR	29/05/2017
DA06.0101	E <u>F</u>	PROPOSED PRECINCT PLAN – FIRST FLOOR	29/05/2017 <u>06/07/2018</u>
DA06.0201	E <u>F</u>	PROPOSED PRECINCT PLAN – SECOND FLOOR	29/05/2017 <u>06/07/2018</u>
DA06.0301	E <u>F</u>	PROPOSED PRECINCT PLAN – THIRD FLOOR	29/05/2017 <u>06/07/2018</u>
DA06.0401	E	PROPOSED PRECINCT PLAN – ROOF	29/05/2017
DA10.0001	F	GENERAL ARRANGEMENT PLAN – GROUND FLOOR	29/05/2017
DA10.0101	E	GENERAL ARRANGEMENT PLAN – FIRST FLOOR	29/05/2017
<u>AA-10-0103</u>	<u>012</u>	<u>GENERAL ARRANGEMENT PLAN – FIRST FLOOR – ZONE C</u>	<u>06/07/2018</u>
<u>AA-10-0203</u>	<u>013</u>	<u>GENERAL ARRANGEMENT PLAN – SECOND FLOOR – ZONE C</u>	<u>06/07/2018</u>

AA-10-0303	010	GENERAL ARRANGEMENT PLAN – THIRD FLOOR – ZONE C	06/07/2018
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
Landscape Plans prepared by Arcadia			
Drawing No.	Rev	Name of Plan	Date
000	F	COVERSHEET	07.06.2017
-	F	MASTERPLAN	07.06.2017
300	F	Materials and Finishes	07.06.2017
301	F	Hardscape	07.06.2017
302	F	Hardscape	07.06.2017
303	F	Hardscape	07.06.2017
304	F	Hardscape	07.06.2017
305	F	Hardscape	07.06.2017
306	F	Hardscape	07.06.2017
401	F	Softscape	07.06.2017
402	F	Softscape	07.06.2017
403	F	Softscape	07.06.2017
404	F	Softscape	07.06.2017
405	F	Softscape	07.06.2017
406	F	Softscape	07.06.2017
500	F	Details_Softscape	07.06.2017
501	F	Details_Softscape_Matrix	07.06.2017
510	F	Setails_Pavement & Edges	07.06.2017
Signage Plans prepared by Minale Tattersfield			
Drawing No.	Rev	Name of Plan	Date
4	K	SITE IDENTIFICATION, BUILDING ENTRY & DIRECTIONAL MARKER	10.02.2017
6	K	AWNING IDENTIFICATION	10.02.2017

3. Part D – Prior to Occupation or Commencement of Use – Condition D4 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

- 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 ~~the occupation of the residential care facility only to~~ **uses to a facility or facilities providing aging 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 within the same household with **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 residential care facility.

4. Insert new Condition D24 as follows:

Replacement Tree

- D24. The removal of Tree 11 is approved subject to the planting of a replacement tree of similar size and of a suitable local native species, in an appropriate location at the front of the subject site. The tree is to be planted prior to the occupation of the building.

End of Modifications to SSD 7751 MOD 1