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

3 July 2019

Dear Sir/Madam

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

Introduction

State Significant Development (SSD) Consent SSD 7751 for the Bulli Hospital Aged Care Centre of Excellence was 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 NSW, 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).

In summary, this modification application to SSD 7751 seeks consent to:

- Update the description of the Approved Development in Schedule 1 of the SSD 7751 to reflect:
 - Change in building name from "Bulli Aged Care Centre of Excellence" to "Bulli Hospital and Aged Care Centre".
- Modify Condition A2 which requires compliance with the approved plans to allow various minor amendments as described and detailed under heading No. 3 of this correspondence.

This document provides a background to the approved development, 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 documents also referenced in Section 3.

1. SSD 7751 and the Bulli Hospital Aged Care Centre of Excellence: Background and Status

Original Approval

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 (western portion of development) and a hospital (eastern portion of site);
- 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 and is well advanced.

Modification 1 to SSD 7751

SSD 7751 MOD 1 was approved by the Director of Social and Other Infrastructure Assessments on 10 October 2018 for the following:

- Installation of a digital antenna system;
- Removal of an additional tree (Tree 11); and
- Modification of condition D4 to allow for the provision of ancillary uses within the facility.

This Section 4.55(1A) Modification Application therefore forms the second application seeking consent to modify this State Significant Development consent.

Development Application DA-2019/409: Three Lot Subdivision of the Land

In April 2019, the proponent lodged a development application (DA-2019/409) to Wollongong City Council seeking approval for a three (3) lot Torrens Title subdivision of the land (currently still under assessment). It is intended that the subdivision will occur following issue of the Occupation Certificate for the Bulli Aged Care Centre of Excellence under construction. In summary, the proposed subdivision is sought to excise the existing Ambulance Station site (proposed Lot 3), and to achieve the appropriate tenure arrangements to the partners of the facility (IRT and Illawarra Shoalhaven Local Health District) which will occupy Lots 1 and 2. There are no physical building works proposed in association with the subject application and the proposed subdivision will not impede the ability for Part E 'Post Occupation' conditions of SSD Consent 7751 from being achieved. The application also seeks SSD Development Consent 7751 to be modified to delete condition D3 (requiring consolidation of the existing two allotments that comprise the subject site) pursuant to Section 4.17(1)(b) of the EPA Act which provides the ability for Council, to require modification to SSD 7751 to remove any inconsistency between two proposals.

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 (**Figure 1**). 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 has a total site area of 12,000m² (or 1.2 hectares) and is currently owned by the Health Administration Corporation.

The eastern portion of Lot 1 DP 175787 contains a driveway from Hospital Road leading to a single storey brick building with a metal roof utilised as an ambulance station (refer **Figure 2**). A retaining wall to the west of the driveway and the building separates the remaining land to the west (ie. western part of Lot 1 DP 175787 and Lot 1 DP 165903) which also forms the construction site for the Bulli Aged Care Centre of Excellence, which is well advanced (also refer **Figures 2 and 3**).



Figure 1: Location of the subject site located at No.22 Hospital Road, Bulli.
(Source: <https://maps.wollongong.nsw.gov.au/> accessed 20.05.19).



Figure 2: The Aged Care Facility under Construction. Site of dementia courtyard in foreground. Proposed enlarged awning at centre of photo.



Figure 3: Boundary retaining wall separating Ambulance site (foreground/lower level) and construction site of hospital building (background). Location of tree to be deleted from Landscape Plan shown circled in red.

3. Proposed Modifications to the Consent

The proposed modified wording to the development consent is detailed in **Attachment 1** to this correspondence. This section provides a summary description of the proposed amendments:

- Modification to the Approved Development description in Schedule 1 of the SSD 7751 consent from Change in building name from "Bulli Aged Care Centre of Excellence" to "Bulli Hospital and Aged Care Centre".
- Modification of Condition A2 (list of plans and documents) which contain various amendments to the plan as provided in Table 1 below and as shown with annotations surrounded in red on the amended plans. Overall the proposed amendments are minor and have arisen as the building works have progressed and as required by the proponent to provide increased amenity to the users of the facility (eg. increased awning size for weather protection and improved dementia garden design). Changes to the loading dock area respond to the required services (condenser units etc) and associated acoustic measures.

Table 1: Summary of Proposed Modifications		
Description	Documentation reference	Reason/Comments
Changes to dementia Garden	Arcadia Landscape Architecture Plans (Job: 16-370 Issue A dated 6/5/19) and Report dated March 2019	The garden is being redesigned at the request of IRT, with key changes sought in the design brief as follows: the approved dementia courtyard is too large as there is no ability to observe residents and need "destination design" to provide a journey for the residents, not circular paths. Two undercover seated areas required.
External Stair to Ambulance Station	Billard Leece Plan Dwg: AA-06-0101	The stair orientation has changed from running perpendicular to the tank to parallel with the tank. It has changed from a concrete stair to a HDG stair.
Awning Over IRT Entry – Dementia Garden and Highlight windows	Billard Leece Plan Dwg: AA-06-0301 and AA-21-0006	The awning has increased in size. Addition of highlight windows above awning.
Patient Transport awing Redesign	Billard Leece Plan Dwg: AA-06-0102	The Awning over the Patient Transport entrance has increased in size and now has tension rods externally.
Loading Dock - Generator Enclosure	Billard Leece Plan Dwg: AA-06-0101 and Elevations Dwg: AA-21-011 and AA-21-012	Generator enclosure wall heights not shown on DA Set. If scaled off DA drawings this wall is now required to be 700mm higher. This is to meet acoustic requirements.
OSD Tank Acoustic Walls	Billard Leece Plan Dwg: AA-06-0101 and Elevations Dwg: AA-21-0001 and AA-21-0002	Acoustic Walls to the OSD Tank were not shown on the DA Set. This wall is required to be 1.3m high as a crash barrier to the loading dock. The adjacent neighbour requested this wall be increased to 2.4m high.
Oxygen storage Acoustic Walls	Billard Leece Plan Dwg: AA-06-0101 and Elevations Dwg: AA-21-0001 and AA-21-0002	Wall to oxygen enclosure proposed to be reduced in height to match height of OSD Tank Wall.

Mechanical Plant – not shown on DA Set	Billard Leece Plan Dwg: AA-06-0101 and Elevations Dwg: AA-21-0001 and AA-21-0002 Correspondence by Acoustic Logic	There are five condenser units that need to be installed in front of Stair 2. Acoustic screens required.
Landscaping Changes – deletion of tree	Billard Leece Plan Dwg: AA-06-0101	Deletion of 1 tree adjacent to Car Space No. 18. Concrete slab required in this area to support adjacent retaining wall and crash barrier.
Change building identification sign	Billard Leece Plan Dwg: AA-21-0003 (Elevation)	Main building sign to be changed to reflect name change from "Bulli Aged Care Centre of Excellence" to "Bulli Hospital and Aged Care Centre"
Changes to external materials and finishes (addition of Bike Racks)	as detailed in Materials Schedule Revision 6 dated 18.04.19 provided by Billard Leece Partnerships Pty Ltd	Bike racks added in different location adjacent to car parking areas.
Minor external changes to IRT facility	Billard Leece Plan Dwg: AA-21-0004 and 0005 (Elevation)	Permanent movement joint zone, associated repositioning of window and door to suit; open louvre awning changed to metal deck roof

Modified Plans and Documents

The proposed modifications are indicated on the following plans which accompany this application (also listed in Attachment 1):

- Architectural Plans prepared by Billard Leece Partnership Pty Ltd (Project 15617, dated 18/04/2019 and 11/6/2019);
 - Drawing No: AA-06-0001 Revision 07 (Key Plan – Ground Floor)
 - Drawing No: AA-06-0101 Revision 07 (Key Plan – First Floor)
 - Drawing No: AA-06-0201 Revision 07 (Key Plan – Second Floor)
 - Drawing No: AA-06-0301 Revision 08 (Key Plan – Third Floor)
 - Drawing No: AA-06-0401 Revision 08 (Key Plan – Roof)
 - Drawing No: AA-21-0001 Revision 015 (Elevations – Proposed – Sheet 1)
 - Drawing No: AA-21-0002 Revision 014 (Elevations – Proposed – Sheet 2)
 - Drawing No: AA-21-0003 Revision 014 (Elevations – Proposed – Sheet 3)
 - Drawing No: AA-21-0004 Revision 013 (Elevations – Proposed – Sheet 4)
 - Drawing No: AA-21-0005 Revision 014 (Elevations – Proposed – Sheet 5)
 - Drawing No: AA-21-0006 Revision 013 (Elevations – Proposed – Sheet 6)
 - Drawing No: AA-21-0007 Revision 013 (Elevations – Proposed – Sheet 7)
- Materials Schedule prepared by Billard Leece Partnership Pty Ltd (Project 15617, Revision 6, dated 18/04/2019);
- Dementia Courtyard plan prepared by Arcadia Landscape Architecture (Job No. 16-370; Sheets 000; 101; 201; 300; 301; 401; 500; 510; 520; 530; 531; 532; 600; issue A dated 06/05/2019);
- Arcadia Landscape Architecture Report dated March 2019.
- Acoustic Comment prepared by Acoustic Logic (Ref. 20171408.3/1806A/R2/TT, dated 24 June 2019).

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 or building footprint. Rather, it seeks to undertake minor changes that have arisen as the building works have progressed and as required by the proponent to provide increased amenity to the users of the facility (eg. increased awning size for weather protection and improved dementia garden design). Changes to the loading dock area respond to the required services (condenser units etc) and associated acoustic measures.

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 deletion of one tree from the planting schedule and an updated integrated design for the dementia garden.

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 (newly named) Bulli Hospital and Aged Care Centre 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.

a) 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.

b) Built Form and Urban Design

The proposed modification involves minor changes to the building to incorporate increased awning sizes and alteration of awning materials, increased walls to enclose plant, and signage to reflect to the revised name of the facility. These changes are minor and is unlikely to adversely impact on the built form and urban design aspects of the approved development, or impacts to adjoining properties. These changes do not alter the overall floor plan or functionality of the facility as approved. The revised dementia garden landscaping is a positive design outcome.

c) Built Form and Urban Design

The proposed modification involves minor changes to the building to incorporate increased awning sizes and alteration of awning materials, increased walls to enclose plant, and signage to reflect to the revised name of the facility

d) Landscaping

The removal of a proposed tree adjacent to car space 18 (*Angophora costata*/Smooth barked Apple as indicated on the approved Landscape Plan, refer location and detail at **Attachment 2** and **Figure 4**

below) was unavoidable as there is insufficient soil depth for large tree growth due to a structural slab being required to be constructed in this location in association with the adjacent large retaining wall (refer photograph at **Figure 3**).

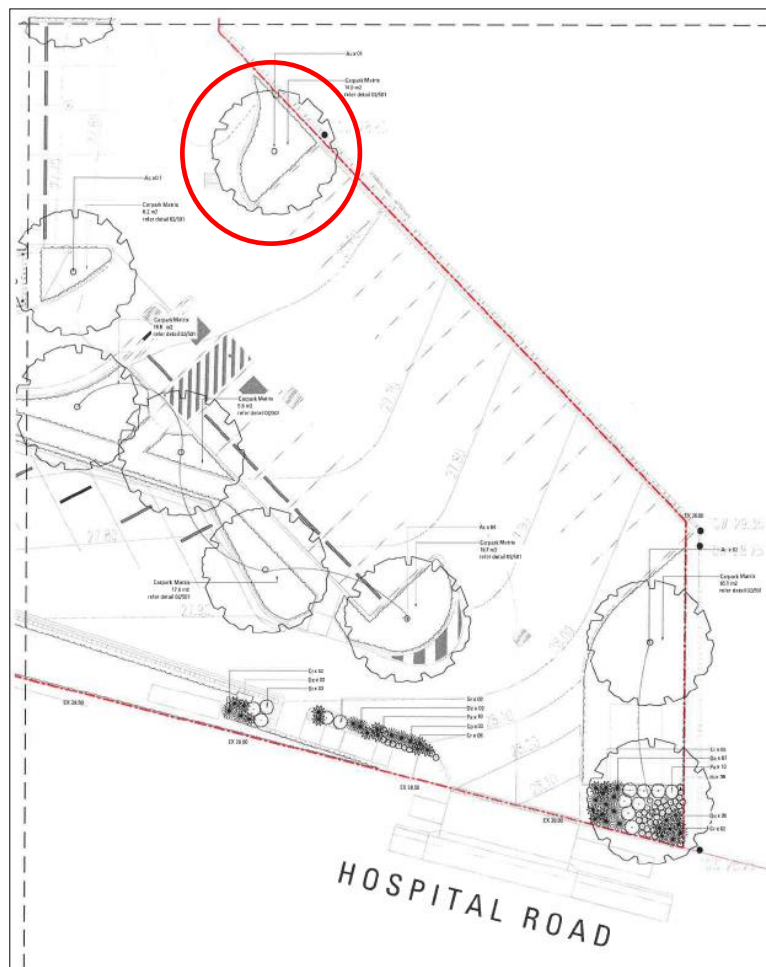


Figure 4: Excerpt of stamped approved Landscape Plan indicating proposed tree to be deleted in this modification shown circled in red. (Excerpt from Arcadia Landscape Architecture Ref: 16-370 Sheet 406 Issue F dated 7/6/2017) Stamped Approved Plan SSD7751 Sheet 44 of 49

It is considered that the reduction of the tree in this location can be ameliorated by planting of a smaller species suited to the shallower soil depth (which can be imposed as a condition of consent). Alternatively, a condition can be imposed requiring a planter box to be provided in this location to accommodate a larger tree similar to that originally proposed/approved.

e) Acoustic Impacts

The proposed minor changes to the rear of the loading dock area of the hospital building are proposed to improve and ameliorate any impacts from plant (generator and OSD) located within the part of the building. It is noted that the increased acoustic walls to the OSD facility were requested by the neighbour. The accompanying supplementary correspondence by Acoustic Logic (dated 24 June 2019) confirms that the relevant acoustic standards can be met subject to the installation of acoustic louvres and mounts.

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 (as listed in Table 1 of this correspondence) and associated change to the approved building name 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.

Yours Faithfully



Nadine Page
Senior Planner
TCG Planning

Attachment 1: Proposed Wording Amendments for SSD 7751 MOD 2

Approved Development Description (Schedule 1)

The modification will require the following to be added to Schedule 1 (as modified):

Modification: **SSD 7751 MOD 2**

Minor changes to landscape and building design including: Dementia garden; External stair to ambulance station; Awning over IRT entry/dementia garden; Patient awning; Loading dock generator enclosure; OSD acoustic walls; Oxygen storage acoustic walls; Mechanical plant; Deletion of proposed tree; Change of building name; Addition of bicycle racks.

Approved Development Description (Schedule 2)

The approved development description is to be amended to state:

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

- Demolition works and removal of 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 relating to Condition A2 is proposed to be modified in the following manner (proposed changes in bold italics), with struck out words to be deleted:

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 2), accompanying Statement dated 3/7/2019 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/Ref	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
DA10.0101	E	GENERAL ARRANGEMENT PLAN – FIRST 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
DA10.0201	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
AA-06-0001	07	KEY PLAN – GROUND FLOOR	11/06/2019
AA-06-0101	07	KEY PLAN – FIRST FLOOR	11/06/2019
AA-06-0201	07	KEY PLAN – SECOND FLOOR	11/06/2019
AA-06-0301	08	KEY PLAN – THIRD FLOOR	25/06/2019
AA-06-0401	08	KEY PLAN – ROOF	25/06/2019
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
AA21.0001	015	ELEVATION – PROPOSED – Sheet 1	11/06/2019
AA21.0002	014	ELEVATION – PROPOSED – Sheet 2	11/06/2019
AA21.0003	014	ELEVATION – PROPOSED – Sheet 3	11/06/2019
AA21.0004	013	ELEVATION – PROPOSED – Sheet 4	11/06/2019
AA21.0005	014	ELEVATION – PROPOSED – Sheet 5	25/06/2019
AA21.0006	013	ELEVATION – PROPOSED – Sheet 6	28/06/2019
AA21.0007	013	ELEVATION – PROPOSED – Sheet 7	11/06/2019
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
AA-96-0001	6	EXTERNAL MATERIALS AND FINISHES SCHEDULE	18/4/2019
Landscape Plans prepared by Arcadia			
000	F	Coversheet	07/06/2017
-	F	Masterplan	07/06/2017
300	F	Materials and Finishes	07/06/2017
301	F	Hardscape – partly amended by Mod 2 Plans	07/06/2017
302	F	Hardscape – partly amended by Mod 2 Plans	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 – Mod 2: tree adjacent to car space 18 to be removed	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			
4	K	Site Identification, Building Entry & Directional Marker	10/02/2017
6	K	Awning Identification	10/02/2017

Drawing Schedule prepared by Arcadia			
000	A	Coversheet	06/05/2019
101	A	Landscape Masterplan	06/05/2019
201	A	Setout and Grading Plan	06/05/2019
300	A	Materials Schedule	06/05/2019
301	A	Hardworks Plan	06/05/2019
401	A	Softworks Plan	06/05/2019
500	A	Landscape Details- Softscape	06/05/2019
510	A	Landscape Details-Pavement & Edges	06/05/2019
520	A	Landscape Details-Fences	06/05/2019
530	A	Landscape Details-Structures	06/05/2019
531	A	Landscape Details-Structures	06/05/2019
532	A	Landscape Details-Structures	06/05/2019
600	A	Landscape Sections	06/05/2019
Correspondence: Condenser Relocation – Acoustic Advice			
20171408.3/1 806A/R2/TT		Correspondence: Bulli Aged Care Centre of Excellence, 22 Hospital Road, Bulli – Condenser Relocation – Acoustic Advice	24/6/2019

Showing location of tree proposed to be removed in modification application (circled in blue)
 [Prepared by Arcadia Landscape Architecture (Ref: 16-370 Issue F dated 7/6/2017)]

