

Modification of Development Consent

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

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney *8 September* 2019

SCHEDULE 1

Development consent: 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 and Public Spaces

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

Modification: **SSD 7751 MOD 2:**

- changes to the dementia garden.
- changed orientation and material for the external stair to the ambulance station car parking spaces.
- increased awning sizes over the residential aged care facility entrance and patient transport entrance.
- increased height of loading dock generator and on site detention tank acoustic enclosures.
- reduced height of oxygen storage acoustic enclosure.
- condenser plant with five units and acoustic screens at the north of the site.

- deletion of one tree adjacent to car park.
- change the wording of the building identification sign reflecting the name change to “Bulli Hospital and Aged Care Centre”.
- changes to external materials and finishes (clarify what’s previously approved).
- façade changes to the aged care facility including a movement joint zone, relocated window and door and metal deck roof to replace open louvre awning.

SCHEDULE 2

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 **and** 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 <i>Billard Leece Partnership Pty Ltd</i>			
Drawing No.	Rev	Name of Plan	Date
DA01.0101	D	EXISTING DEMOLITION	29/05/2017
DA01.0201	F	SITE PLAN – TREE REMOVAL	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	F	PROPOSED PRECINCT PLAN – FIRST FLOOR	06/07/2018
DA06.0201	F	PROPOSED PRECINCT PLAN – SECOND FLOOR	06/07/2018
DA06.0301	F	PROPOSED PRECINCT PLAN – THIRD FLOOR	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
AA-10-0103	012	GENERAL ARRANGEMENT PLAN – FIRST FLOOR – ZONE C	06/07/2018
AA-10-0203	013	GENERAL ARRANGEMENT PLAN – SECOND FLOOR – ZONE C	06/07/2018
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
<u>AA-06-0001</u>	<u>07</u>	<u>KEY PLAN – GROUND FLOOR</u>	<u>11/06/2019</u>
<u>AA-06-0101</u>	<u>07</u>	<u>KEY PLAN – FIRST FLOOR</u>	<u>11/06/2019</u>

<u>AA-06-0201</u>	<u>07</u>	<u>KEY PLAN – SECOND FLOOR</u>	<u>11/06/2019</u>
<u>AA-06-0301</u>	<u>08</u>	<u>KEY PLAN – THIRD FLOOR</u>	<u>25/06/2019</u>
<u>AA-06-0401</u>	<u>08</u>	<u>KEY PLAN – ROOF</u>	<u>25/06/2019</u>
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
<u>AA21.0001</u>	<u>015</u>	<u>ELEVATION – PROPOSED – Sheet 1</u>	<u>11/06/2019</u>
<u>AA21.0002</u>	<u>014</u>	<u>ELEVATION – PROPOSED – Sheet 2</u>	<u>11/06/2019</u>
<u>AA21.0003</u>	<u>014</u>	<u>ELEVATION – PROPOSED – Sheet 3</u>	<u>11/06/2019</u>
<u>AA21.0004</u>	<u>013</u>	<u>ELEVATION – PROPOSED – Sheet 4</u>	<u>11/06/2019</u>
<u>AA21.0005</u>	<u>014</u>	<u>ELEVATION – PROPOSED – Sheet 5</u>	<u>25/06/2019</u>
<u>AA21.0006</u>	<u>013</u>	<u>ELEVATION – PROPOSED – Sheet 6</u>	<u>28/06/2019</u>
<u>AA21.0007</u>	<u>013</u>	<u>ELEVATION – PROPOSED – Sheet 7</u>	<u>11/06/2019</u>
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	Setaila_Pavement & Edges	07.06.2017
<u>000</u>	<u>A</u>	<u>Coversheet</u>	<u>06/05/2019</u>
<u>101</u>	<u>A</u>	<u>Landscape Masterplan</u>	<u>06/05/2019</u>
<u>201</u>	<u>A</u>	<u>Setout and Grading Plan</u>	<u>06/05/2019</u>
<u>300</u>	<u>A</u>	<u>Materials Schedule</u>	<u>06/05/2019</u>
<u>301</u>	<u>A</u>	<u>Hardworks Plan</u>	<u>06/05/2019</u>

<u>401</u>	<u>A</u>	<u>Softworks Plan</u>	<u>06/05/2019</u>
<u>500</u>	<u>A</u>	<u>Landscape Details – Softscape</u>	<u>06/05/2019</u>
<u>510</u>	<u>A</u>	<u>Landscape Details – Pavement and Edges</u>	<u>06/05/2019</u>
<u>520</u>	<u>A</u>	<u>Landscape Details – Fences</u>	<u>06/05/2019</u>
<u>530</u>	<u>A</u>	<u>Landscape Details – Structures</u>	<u>06/05/2019</u>
<u>531</u>	<u>A</u>	<u>Landscape Details – Structures</u>	<u>06/05/2019</u>
<u>532</u>	<u>A</u>	<u>Landscape Details – Structures</u>	<u>06/05/2019</u>
<u>600</u>	<u>A</u>	<u>Landscape Sections</u>	<u>06/05/2019</u>
Signage Plans prepared by <i>Minale Tattersfield</i>			
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 D24 is inserted:

Replacement Tree Planting

D24. Prior to final occupation, the Applicant must construct a planter box or raised planted area in the location marked “tree removed due to concrete pavement and retaining wall substructure” on Drawing No. AA-06-0101 Revision 7 dated 11 June 2019, prepared by Billard Leece Partnership Pty Ltd. This planter box or raised planted area must have minimum dimensions of 1000 mm width, 1000 mm depth and 800 mm height, and must be planted with a species with a minimum pot size of 100 litres that is consistent with the remainder of the site’s landscaping.

**End of modification
(SSD 7751 MOD 2)**