

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

11 October 2019

SCHEDULE 1

Development consent: **SSD-9575** granted by the Minister for Planning on 11 June 2019

For the following: Concept development application for the New Tweed Valley Hospital including:

- A Concept Proposal comprising:
 - the maximum building envelope for a nine-storey hospital with helipad and plant rooms on the rooftop;
 - the maximum building envelope for a building for support services (health hub);
 - the maximum gross floor area of 65,000 square metres for the hospital and the health hub building on the site;
 - the site layout, internal roads, site access arrangements and car parking provisions;
 - a landscape masterplan, concept public domain treatments and stormwater strategy; and
 - Tweed Coast Road and Cudgen Road intersection upgrade works.
- Concurrent Stage 1 early and enabling works comprising:
 - site preparation and bulk earthworks to establish site levels;
 - identification of the construction compound with temporary car parking areas, laydowns and internal roads;
 - new vehicular access points from Cudgen Road;
 - improvements to the roundabout at the intersection of Turnock Street and Cudgen Road;
 - utility augmentation and connection of permanent services for the future hospital;
 - construction of retaining walls;
 - stormwater drainage works and soil and water management measures;
 - site remediation works; and
 - piling works associated with the future hospital.

Applicant: Health Administration Corporation

Consent Authority: Minister for Planning and Public Spaces

The Land: 771 Cudgen Road, Cudgen (Lot 11 DP 1246853)

Modification: **SSD-9575-Mod-1:** Correction and minor modifications to vegetation removal drawings and biodiversity management condition

SCHEDULE 2

The consent (SSD-9575) is modified as follows:

- a) Schedule 3 Part A – Administrative Conditions Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:
- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS, the Response to Submissions, Supplementary Response to Submissions and environmental management mitigation measures provided in **Appendix 2**; ~~and~~
 - (d) **generally in accordance with SSD-9575-Mod-1; and**
 - (e) in accordance with the approved plans in the table below:

Architectural Drawings prepared by STH and Bates Smart			
Dwg No.	Rev	Name of Plan	Date
00AR-DWG-10 -110	4	Construction general arrangement	03/05/2019
Landscape Drawings prepared by <i>Turf Design Studio</i>			
Dwg No.	Rev	Name of Plan	Date
L-EIS-4	F	Tree Removal and Preservation Plan	03/05/2019
<u>LS-DWG -02-001</u>	<u>8</u>	<u>Tree Removal and Preservation Plan</u>	<u>10.10.2019</u>
Stormwater, Roadwork and Civil Drawings prepared by <i>Bonacci</i>			
Dwg No.	Rev	Name of Plan	Date
C001	P5	Drawing Register and Construction Notes	03/09/2018
C006	P2	Soil and Water Management Details	03/09/2018
C007	P3	Soil and Water Management Calculations – Sheet 1	03/09/2018
C008	P2	Soil and Water Management Calculations – Sheet 2	11/01/2019
C055	P2	Retaining Wall Details – Sheet 1	16/10/2018
C056	P2	Retaining Wall Details – Sheet 2	16/10/2018
C060	P2	Stormwater Drainage Details	16/10/2018
C500	P2	Drawing Register and Construction Notes	05/11/2018
C505	P2	Sediment and Erosion Control Plan	05/11/2018
C507	P1	Soil and Water Management Details	05/11/2018
C540	P3	External Works Intersection Plan	22/11/2018
C545	P2	Demolition Plan	05/11/2018
C560	P2	Civil Works Details	05/11/2018
SK001	01	Piling Details Sheet 1	08/08/2018
SK002	01	Piling Details Sheet 2	08/08/2018
Stormwater, Roadwork and Civil Drawings prepared by <i>Robert Bird Group</i>			
Dwg No.	Rev	Name of Plan	Date
C-2-105	3	Sediment and Erosion Control Plan	06/05/2019
C-10-101	3	Retaining Wall Plan	06/05/2019
C-2-101	3	Cut and Fill Plan	06/05/2019

C-2-120	1	Longitudinal section – Sheet 1	03/05/2019
C-2-121	1	Longitudinal section – Sheet 2	03/05/2019
C-6-150	3	Stormwater Management Plan	06/05/2019
SK02-00	P1	Piling layout	02/05/2019
SK02-01	P1	Foundation Plan	02/05/2019
SK11-11	P1	Typical Sections – Sheet 1	06/05/2019
Hydraulic Services Drawings prepared by JHA			
Dwg No.	Rev	Name of Plan	Date
130559-JHA-HY-DWG-002	2	Hydraulic Services	06/05/2019
Electrical Drawings by LCI Consultants			
Dwg No.	Rev	Name of Plan	Date
LCI-EL-DWG-SSI-1000001	P8	Electrical and ICT Drawing	06/05/2019

- b) Schedule 3 Part A – Administrative Conditions Condition A4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c), **A2(d)** or A2(~~de~~) of Schedule 3. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), **A2(d)** and A2(~~de~~) of Schedule 3, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.
- c) Schedule 3 Part B – Prior to Commencement of Construction Condition B33 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:
- B33. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c), **A2(d)** or A2(~~de~~). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), **A2(d)** and A2(~~de~~) the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.
- all recommendations to mitigate the direct, indirect and prescribed impacts for Stage 1 works contained in the endorsed BDAR, the MNES Report and the management and mitigation measures in **Appendix 2**;
 - details of measures to protect the vegetation on the northern part of the Site, specifically the coastal wetlands mapped under Coastal Management SEPP;
 - details of measures to protect all trees identified for retention in Drawing No ~~LS-DWG-02-001, Rev 8~~ **LS-DWG-02-001, Rev 8**, *Tree Removal and Preservation Plan* prepared by Turf Design dated ~~03/05/2019~~ **10.10.2019** and in the *Preliminary Arboricultural Report* prepared by Arbor safe dated 17 October 2018;
 - the feasibility of translocation of the one *Cryptocarya foetida* proposed to be removed from the Site;
 - a Vegetation Management Sub-Plan (VMP) for the Site during the construction works;
 - a Habitat Management Sub-Plan (HMP) for the identified threatened species, ecological endangered communities (EEC) and threatened ecological communities (TEC) including the Koala food trees Zone 6;
 - A Fauna Management Sub-Plan (FMP) for the Site including details of impacts and proposed mitigation measures due to impact on movement, construction traffic, proposed construction hours, details of any fencing, restricting developments in identified areas, light spill, construction noise and on-site crane movements; and

- (h) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected.

End of modification
(SSD-9575-Mod-1)