

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation effective from 1 October 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.

MEMBER OF THE COMMISSION

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Sydney

2012

SCHEDULE 1

Project Approval:

MP10_0070 granted by the Minister for Planning on 3 March 2010

For the following:

Staged Alterations and Additions to Sydney Adventist Hospital Wahroonga, including:

- Staged expansion and refurbishment of the Clinical Services Building;
- Refurbishment of existing hospital buildings;
- Construction of 3-4 storey Education Centre;
- Demolition and construction of new Shannon Wing;
- Relocation of Bethel House and Memorial Fountain to create the Merritt Kellogg Museum;
- Multi-level car park for 922 spaces;
- Expanded at-grade staff car parks for additional 86 spaces;
- Temporary car park for 258 cars during construction;
- Construction of Concourse;
- New entry to hospital;
- New perimeter road around multi-level car park, to connect to existing access road; and
- New and upgraded landscaping.

Modification Number:

MP10_0070 MOD 3

Modification:

The modification request includes:

- Modification to the built form of the Education Centre, including a height reduction from three to two storeys; and
- Construction and provision of an additional 34 car parking spaces.

SCHEDULE 2 CONDITIONS

- Delete condition A1 and replace with the following:

A1 Development in Accordance with Plans and Documents

The development will be undertaken in accordance with the following drawings and documents:

Environmental Assessment Report and Appendices prepared by Urbis on behalf of Sydney Adventist Hospital, dated August 2010			
Preferred Planning Report and Appendices prepared by Urbis on behalf of Sydney Adventist Hospital dated November 2010			
Statement of Commitments at Schedule 3 prepared by Urbis on behalf of Sydney Adventist Hospital			
Architectural (or Design) Drawings prepared by Morris Bray Architects including:			
Drawing No.	Revision	Name of Plan	Date
A/EA-000.1	A	Existing Conditions (Survey)	14/07/2010
A/EA-002	A	Masterplan – Overall Siteplan	14/07/2010
A-A-012	02	Site Master Plan – Stage 1	14/03/2012
A-A-013	02	Site Master Plan – Stage 2	14/03/2012
A-A-014	02	Site Master Plan – Stage 3	14/03/2012
A/EA-008	A	Masterplan – Demolition Site Plan	14/07/2010
A/EA-009	A	Masterplan – Overall Land Use Plan	8/11/2010
A/EA-009A	A	Masterplan – Pedestrian Movement Analysis	8/11/2010
E-A-111	02	Front Entry Building Level 1	12/08/2011
E-A-112	02	Front Entry Building Level 2	12/08/2011
E-A-113	02	Front Entry Building Level 3	12/08/2011
E-A-114	02	Front Entry Building Level 4	12/08/2011
E-A-115	02	Front Entry Building Level 5	12/08/2011
E-A-116	02	Front Entry Building Level 6	12/08/2011
E-A-140	N/A	Entry Building Section	12/08/2011
E-A-141	N/A	Entry Building Section	12/08/2011
E-A-150	N/A	Entry Building Elevation	12/08/2011
C-A-110	04	CSB Plant Level 1	31/08/2011
C-A-111	04	Existing CSB Level 1 (Void over New CSB Level 1)	31/08/2011
C-I-112	05	GA Fitout Plan – CSB Entry Level 2	27/01/2012
C-I-113	05	GA Fitout Plan – CSB Level 3	27/01/2012
C-I-114	05	GA Fitout Plan – CSB Level 4	27/01/2012
C-I-115	05	GA Fitout Plan – CSB Level 5	27/01/2012
C-I-116	05	GA Fitout Plan – CSB Level 6	27/01/2012

C-I-117	05	GA Fitout Plan – CSB Level 7	27/01/2012
C-I-118	05	GA Fitout Plan – CSB Level 8	27/01/2012
C-I-119	05	GA Fitout Plan – CSB Level 9	27/01/2012
C-I-120	05	GA Fitout Plan – CSB Level 10	27/01/2012
C-I-121	05	GA Fitout Plan – CSB Level 11	27/01/2012
C-A-119	02	CSB Level 12	31/08/2011
C-A-140	04	CSB Section A & B	31/08/2011
C-A-141	04	CSB Section C & D	31/08/2011
C-A-142	04	CSB Section E & F	01/09/2011
C-A-160	01	CSB North and South Elevations	31/08/2011
C-A-161	01	CSB East and West Elevations	31/08/2011
A/EA-050	B	Clifford Refurbishment – Floor Plan Level 4	8/11/2010
A/EA-051	B	Clifford Refurbishment – Floor Plan Level 5	8/11/2010
B-A-SK-01	N/A	Multi-Deck Parking Level 1	14/11/2011
B-A-SK-02	N/A	Multi-Deck Parking Level 2	14/11/2011
B-A-SK-03	N/A	Multi-Deck Parking Level 2a	14/11/2011
B-A-SK-04	N/A	Multi-Deck Parking Level 3	14/11/2011
B-A-SK-05	N/A	Multi-Deck Parking Level 4	14/11/2011
B-A-SK-06	N/A	Multi-Deck Parking Level 5	14/11/2011
B-A-140	03	SECTIONS 1	12/08/2011
B-A-141	03	SECTIONS 2	12/08/2011
B-A-150	03	ELEVATIONS	12/08/2011
B-A-151	N/A	ELEVATIONS	12/08/2011
A/EA-090	B	Shannon – Floor Plan Level 0	8/11/2010
A/EA-091	B	Shannon – Floor Plan Level 1	8/11/2010
A/EA-092	B	Shannon – Floor Plan Level 2	8/11/2010
A/EA-093	B	Shannon – Floor Plan Level 3	8/11/2010
A/EA-094	B	Shannon – Floor Plan Level 4	8/11/2010
A/EA-095	B	Shannon – Floor Plan Level 5	8/11/2010
A/EA-096	B	Shannon – Floor Plan Level 6	8/11/2010
A/EA-097	B	Shannon – Floor Plan Level 7-11	8/11/2010
A/EA-098	B	Shannon – Floor Plan Level 12	8/11/2010
A/EA-099	B	Shannon – North Elevation	8/11/2010
A/EA-100	B	Shannon – East and West Elevation	8/11/2010
A/EA-101	B	Shannon – South Elevation	8/11/2010
A/EA-102	B	Shannon – Section Sheet 1	8/11/2010
A/EA-103	B	Shannon – Section Sheet 2	8/11/2010
A_75W-111	A	BASEMENT	11/01/2012

A_75W-112	D	GROUND FLOOR	17/05/2012
A_75W-113	A	LEVEL 1	11/01/2012
A_75W-114	A	ELEVATIONS	11/01/2012
A_75W-115	A	SECTIONS	11/01/2012
A-A-112	02	North-West On-Grade Permanent Carpark	14/07/2011
A-A-113	04	North-East Temporary Carpark Siteplan – During Construction	05/09/2011
A-A-115	01	North-West On-Grade 60 Spaces Permanent Carpark	07/09/2011
A/EA-180	B	Staged Clifford Refurb Stage 1A Floor Plan Level 4	8/11/2010
A/EA-181	B	Staged Clifford Refurb Stage 1A Floor Plan Level 5	8/11/2010
A/EA-182	B	Staged Clifford Refurb Stage 2 Floor Plan Level 2	8/11/2010
A/EA-200	A	Support Material Car Parks Existing Situation with Zones	14/07/2010
A/EA-205	A	Support Material Borehole Investigations Summary	14/07/2010
A/EA-212	A	Support Material Façade Detail	8/11/2010
C-A-691	01	Site Sections	09/02/2012
A/EA-214	A	Support Material Long Term Masterplan Concept	9/11/2010
A/EA-215	A	Support Material Complete PPR Masterplan	9/11/2010
Landscape (or Design) Drawings prepared by SITE IMAGE Landscape Architects including:			
Drawing No.	Revision	Name of Plan	Date
001	A	Site Changes and Key Landscape Issues	12.07.2010
002	A	Existing Landscape Character	12.07.2010
003	A	Landscape Opportunities	12.07.2010
004	A	Landscape Amenity and Access Strategy	12.07.2010
005	A	Landscape Design Proposal	12.07.2010
006	A	Tree Strategy Stage 1A	12.07.2010
007	A	Tree Strategy Stage After 1A	12.07.2010
008	A	Tree Schedule	12.07.2010
009	A	Tree Schedule	12.07.2010
010	A	Village Green Precinct Plan	12.07.2010
011	A	Concourse Entry & Plaza Precinct Plan	12.07.2010
012	A	CSB Expansion Precinct Plan	12.07.2010
013	A	Landscape Masterplan	12.07.2010

except for:

- (1) any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
- (2) otherwise provided by the conditions of this approval.

- *Insert the following new condition B16 after condition B15:*

B16 Education Centre Landscape Plan

To ensure that appropriate landscape screening is provided for the Education Centre car park located on the western side of the development, an amended landscape plan is to be prepared detailing a selection of native species that provide screening along the western edge of the car park. The amended landscape plan is to be submitted to the Director-General, Department of Planning and Infrastructure or his delegate, for approval prior to the issue of the first Construction Certificate for the Education Centre.