

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 executed on 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.


Giovanni Cirillo
Executive Director
URBAN RENEWAL & MAJOR SITES

MP 07_0166 MOD 2

Sydney 4 DEC 2012

SCHEDULE 1

Concept approval (MP 07_0166) granted by the Minister for Planning on 31 March 2010 for the carrying out of the Wahroonga Estate Concept Plan comprising

- (a) An upgrade and expansion of the Sydney Adventist Hospital;
- (b) Up to a total of 500 private residential dwellings across the site;
- (c) 17,000m² for seniors living in the Mount Pleasant Precinct;
- (d) 16,000m² of commercial floor space in the Fox Valley Road East and Central Hospital Precincts;
- (e) 14,500m² of floor space for Student Accommodation / Hostels / Group Homes / Boarding Houses in the Central Hospital Precinct;
- (f) 9,000m² of floor space for a K-12 school in the Central Church Precinct;
- (g) 3,500m² for expansion of the Faculty of Nursing in the Central Hospital Precinct;
- (h) 3,200m² of floor space for church uses of in the Central Church Precinct;
- (i) 2,000m² of retail floor space in the Central Hospital Precinct; and
- (j) The provision of 31.4 hectares of environmental conservation lands.

SCHEDULE 2

The above Concept approval is modified as follows:

PART A – PROJECT

Replace the definition of Proponent with:

Proponent	Australasian Conference Association Limited, or anyone else entitled to act on this Approval.
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PART B – DEFINITIONS

Replace the definition of Proponent with:

Proponent	Australasian Conference Association Limited, or anyone else entitled to act on this Approval.
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Replace the definition of Director General with:

Director General, the	Director General of the NSW Department of Planning & Infrastructure
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Replace the definition of RTA with:

RMS	Roads & Maritime Services
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Replace all references to the RTA in the Approval with the words “RMS”.

Delete B7 and replace with:

B7 Agency road requirements

- (1) A binding Deed of Agreement is to be entered into between the Proponent and the RMS prior to issue of the first Occupation Certificate for the staged expansion and refurbishment of the Clinical Services Building on the site. The Deed is to:
- a. detail the road upgrade works to be undertaken by the Proponent, including:
 - i. reconstruction of (including upgrading of the existing traffic signals to) the intersection of The Comenarra Parkway and Fox Valley Road;
 - ii. intersection improvements where Fox Valley Road intersects with site accesses;
 - iii. widening The Comenarra Parkway to provide two traffic lanes in each direction between Fox Valley Road and Browns Road;
 - iv. widening Fox Valley Road between The Comenarra Parkway and the northern boundary of the site to accommodate two travel lanes in each direction. In addition, two southbound travel lanes must be provided along Fox Valley Road from the Pacific Highway to the site.
 - v. a monetary contribution or 'works in kind' (WIK) equivalent towards the estimated total cost of upgrading the Pacific Highway and Fox Valley Road intersection, comprising the equivalent of:

1. 25% of the estimated total cost of traffic signal/civil upgrade works and land acquisition costs associated with the upgrade of the Pacific Highway and Fox Valley Road intersection; and
 2. 100% of the estimated total cost of upgrading The Comenarra Parkway and Kissing Point Rd intersection, being the following works:
 - a. a left turn slip lane (min 50m storage) for the movement turning into Kissing Point Road (north);
 - b. two eastbound through lanes;
 - c. one right turn lane (min 50m storage) for the movement turning into Kissing Point Road (south); and
 - d. a single westbound through lane.
- b. outline the arrangements for the Proponent and RMS to negotiate the scope, value and timing of any WIK towards the estimated total cost of upgrading the Pacific Highway and Fox Valley Road intersection referred to above; and
 - c. outline the extent of road upgrade works to be undertaken by the Proponent, including lane configuration, timing of works and estimated costs.