

Attachment D Proposed Modifications to Consent

The proposed modifications described above necessitate amendments to the consent conditions which are identified below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

A2 Development in Accordance with Plans and Documentation

- (1) The development shall generally be in accordance with the following plans and documentation (including any appendices therein):
 - (a) Wahoonga Estate Redevelopment Incorporating Sydney Adventist Hospital Environmental Assessment and Concept Plan dated April 2009, as amended by the Wahoonga Estate Redevelopment Incorporating Sydney Adventist Hospital Final Preferred Project Report and Concept Plan dated January 2010, and the appendices of the document titled Wahoonga Estate Redevelopment Incorporating Sydney Adventist Hospital Preferred Project Report and Concept Plan dated September 2009, prepared by Urbis.
 - (b) Section 75W Modification Request 'Claiming and Redistribution of Approved Wahoonga Estate Hospital Floorspace (07_0166)' dated 23 November 2012 and Response to Submissions letter dated 22 February 2013, prepared by MacroPlanDimasi.
 - (c) Section 75W Modification Request '(MP07_0166 MOD 4) Modification of Wahoonga Estate Concept Plan to better articulate residential and commercial development components' dated 18 September 2013 and Response to Submissions letter dated 19 November 2013, prepared by MacroPlanDimasi.
 - (d) Section 75W Modification Request '(MP07_0166 MOD 5) Modification to Building Footprints and Road Alignment at Precinct B: Central Church under the Wahoonga Estate Concept Plan' dated 12 November 2013 and Response to Submissions dated 14 April 2014, prepared by MacroPlanDimasi.
 - (e) Section 75W Modification Request '(MP 07_0166 MOD 6) Modification to 'Deed of Agreement' dated 26 April 2017 and Response to Submissions dated 3 November 2017, prepared by MacroPlanDimasi.
 - (f) ***Section 75W Modification Request '(MP07_0166 MOD 8) Modification to Building Envelopes of Precinct B: Central Church and Car Parking Requirements for Residential Flat Buildings, and Response to Submissions dated 16 August 2018 prepared by Ethos Urban, and Amended Building Envelope Plans and Indicative Floor Plans prepared by Group GSA listed in the table below***

Drawing No.	Revision	Name of Plan	Date
A001	C	Section 75W – Urban Form Control Diagram – Site Plan	08.03.2018
A002	C	Section 75W – Urban Form Control Diagram – Level 1	08.03.2018
A003	C	Section 75W – Urban Form Control Diagram – Level 2	08.03.2018
A004	C	Section 75W – Urban Form Control Diagram – Level 3	08.03.2018
A005	D	Section 75W – Urban Form Control Diagram – Level 4	08.03.2018
A006	D	Section 75W – Urban Form Control Diagram – Level 5	08.03.2018
A007	D	Section 75W – Urban Form Control Diagram – Roof Plan	08.03.2018
A008	D	Section 75W -Urban Form Control Diagram – Sections	08.03.2018

Except as otherwise provided for in the Department's administrative terms of approval and further assessment requirements as set out in this Schedule.

- (2) In the event of any inconsistencies between the administrative terms of approval and further assessment requirements of this concept approval and the plans and documentation described in this Schedule, the administrative terms of approval and further assessment requirements of this concept approval prevail.
- (3) Future development subject to Part 4 of the Act is to be generally consistent with the terms of the approval of the Concept Plan, under section 75P(2)(a) of the Act.

A8 Building Height

- (1) Buildings shall generally comply with the Ku-ring-gai Planning Scheme Ordinance Wahroonga Estate Height of Buildings Map, except as follows:
 - (a) Precinct C: Central Hospital residential building C shall be restricted to maximum RL 180.0 m with plant and lift overrun protrusions up to maximum RL 182.0 m;
 - (b) Precinct C: Central Hospital residential building D shall be restricted to maximum RL 170.4 m with plant and lift overrun protrusions up to maximum RL 172.2 m;
 - (c) Precinct C: Central Hospital student accommodation building A shall be restricted to maximum RL 180.1 m with plant and lift overrun protrusions up to maximum RL 182.0 m;
 - (d) Precinct C: Central Hospital student accommodation building B shall be restricted to maximum RL 170.1 m with plant and lift overrun protrusions up to maximum RL 172.2 m;
 - (e) Precinct C: Central Hospital mixed use development at the intersection of The Comenarra Parkway and Fox Valley Road shall be restricted to maximum RL 172.9 m;
 - (f) Precinct D: Fox Valley Road East commercial development sited at the intersection of The Comenarra Parkway and Fox Valley Road shall be restricted to maximum RL 171.7 m, with plant and lift overrun protrusions up to maximum RL 173.5 m;
 - (g) Precinct B: Central Church education development senior school building shall be restricted to maximum RL 182.8 m;
 - (h) Precinct B: Central Church education development middle school building plant shall be restricted to maximum RL 183.3 m;
 - (i) Precinct B: Central Church education development playing fields amenities and store building shall be restricted to maximum RL 164.0 m.
 - (j) **Precinct B: Central Church residential flat buildings shall be restricted to the maximum RLs as follows:**

Building	Maximum RL - Roof	Maximum RL – Plant and Roof Terraces
A	183.300	185.700
B	183.300	185.700
C	183.300	185.700
D	183.100	185.700
E	175.800	178.000

- (2) Notwithstanding A8(1) above, development consent may be granted for development that exceeds the maximum building height stipulated in A8(1) if the consent authority has considered and is satisfied with a written request from the applicant that seeks to justify the contravention of the maximum building height by demonstrating:
 - (a) that compliance with the maximum building height is unreasonable or unnecessary in the circumstances of the case;
 - (b) that there are sufficient environmental planning grounds to justify exceeding the maximum building height; and

- (c) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

B9 Car parking

- (1) Residential car parking rates are to be determined having regard to the rates specified in the Preferred Project Report.

(1A) Notwithstanding (1) above, minimum residential car parking rates are to be as follows for the Central Church Precinct:

- a) 1 bedroom apartment: At least 1 space per dwelling***
- b) 2 bedroom apartment: At least 1.67 spaces per dwelling for Buildings A-D and 1 space per dwelling for Building E***
- c) 3 bedroom apartment: At least 2 spaces per dwelling***
- d) Visitor parking: 1 visitor space per 6 dwellings***

~~**(2) Residential car parking is to be provided at grade or below ground level within the footprint of the building.**~~

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