

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF MAJOR PROJECT NO. 06\_129

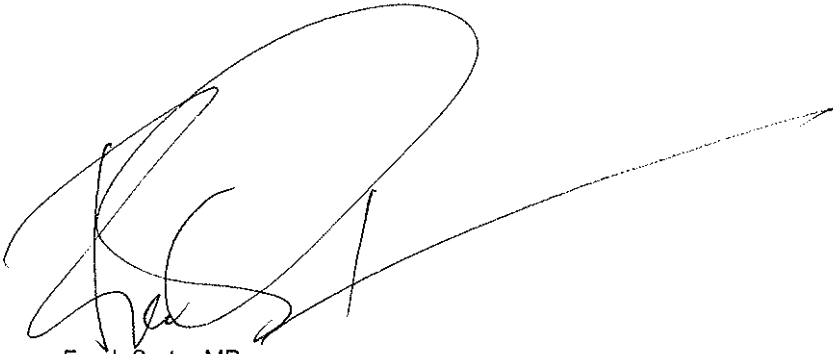
(FILE NO. 9042562)

I, the Minister for Planning, under the *Environmental Planning and Assessment Act 1979* determine:

- (a) under section 75O(1), to approve the concept plan referred to in Schedule 1, subject to the modifications set out in Schedule 1.

The reasons for the imposition of modifications and conditions are:

- (a) To encourage good urban design and a high standard of architecture.
- (b) To adequately mitigate the environmental impacts of the development.
- (c) To reasonably protect the amenity of the local area.

A large, stylized handwritten signature in black ink, likely belonging to Frank Sartor, Minister for Planning. The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Frank Sartor MP  
Minister for Planning

Sydney,

13 Aug

2007

## SCHEDULE 1

## PART A — TABLE

Application made by:	Health Administration Corporation
Application made to:	Minister for Planning
Major Project Number:	06_0129
On land comprising:	Lots 1-4 Section 1 DP 873, Lots 5-16 Section 4 DP 873, Lot X DP 102994, Lot A & B DP 102993 and Lot C DP 420405.
Local Government Area	Auburn
For the carrying out of:	Redevelopment of Auburn Hospital and the Arthur Stone sites as described in the EA and PPR (as relevant).
Capital Investment Value	Approximately \$170 million
Type of development:	Concept approval under Part 3A of the EP&A Act
Determination made on:	
Determination:	Concept approval is granted subject to the modifications outlined in Part C of Schedule 1 below.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

## PART B — DEFINITIONS

In this approval the following definitions apply:

Act, the	<i>Environmental Planning and Assessment Act, 1979</i>
Council	Auburn Council
Department, the	Department of Planning
DCP	Development Control Plan
Director-General, the	Director-General of the Department of Planning (or delegate).
EA	Auburn Hospital Concept Plan Application and Environmental Assessment, prepared by LFA (Pacific) Pty Ltd for NSW Health (September 2006) including Appendices A-L.
Minister, the	Minister for Planning
Modifications of Approval	The Minister's modifications of approval for the concept plan.
Preferred Project Report (PPR)	Preferred Project Report for the Auburn Hospital Concept Plan Application, prepared by Capital Insight Pty Ltd and LFA (Pacific) Pty Ltd for NSW Health, February 2007.
Proponent	NSW Health
Statement of Commitments	Statement of Commitments on pages 60-62 of the Preferred Project Report.
GFA	Gross Floor Area.

## PART C — MODIFICATIONS

### ADMINISTRATION

#### 1 Terms of Approval

The development shall be carried out generally in accordance with the EA, PPR and supplementary documents, and Statement of Commitments and any recommendations set out within those documents.

#### 2 Height & Floor Space

Any future application(s) under either Part 3A or Part 4 of the Act for new buildings on the site are not to exceed the maximum building heights or GFA identified in the Table below.

	Development Zone 2 (St. Joseph's)	Development Zone 3 (Hevington Rd residential)	Development Zone 4 (Arthur Stone Annexe)
Maximum Height (AHD)	RL 44m	RL 55.4m (residential) RL 37.4m (car park)	3 Storey – RL 42.7m – RL45.2m 4 Storey – RL 45.7m – RL48.2m
Maximum GFA	11,400sq.m (hospital)	9000sq.m (residential)	8,000sq.m (residential)

Notwithstanding the above, the maximum RL will prevail over the number of storeys when determining the maximum height.

The definitions of "gross floor area", "height", "RL" and "storey" are as defined in the Standard Instrument – Principal Local Environmental Plan.

#### 3 Car parking/Floorspace

The aboveground car parking has the potential to detract from the design and visual appearance of the development. Movement of car parking underground is encouraged. If car parking is moved underground the maximum residential Gross Floor Area referred to above (Modification 2) for Development Zone 3 may be increased, subject to the approved aboveground envelope not increasing and the Director General being satisfied with the design quality and traffic and car parking impacts.

#### 4 Inconsistencies between Documentation

In the event of any inconsistency between the plans and documentation and the modifications of this concept approval, the modifications of this concept approval prevail.

#### 5 Technical Audit

The proponent will undertake a technical audit to ensure absolute consistency between the plans and documentation within three months of the determination date of this concept plan approval, or as otherwise determined by the Director General. The technical audit shall be to the satisfaction of the Department.

For example, Development Zone 2 has a 10 metre setback to Hargrave Street as shown on Figure 4.05 – Proposed Development Controls (p32) whilst the textual reference to this in Table 4.04 – (St Joseph's) Development Controls (p32) indicates 5 metres. This shall be amended to indicate a 10 metres setback.

### CAR PARKING

#### 6 Car Parking

Car parking for the residential components of the Concept Plan shall be provided in accordance with the requirements of Auburn Council's Residential Flat Building DCP, including visitor parking.

### BUILT FORM/ARCHITECTURAL DETAILING

#### 7 Visual Amenity

All future project applications for Stage 2 of the proposal, including any above ground car park on the main Auburn

Hospital site shall be provided with appropriate articulation and architectural treatment sympathetic to the residential character of the surrounding area. Appropriate architectural devices such as fin/blades/spandrels etc shall be utilised to integrate the proposed residential buildings and the car park below.

## **8 Setbacks**

To ensure consistency and compliance with the SEPP 65 Residential Flat Design Code, flexibility is enabled for the proposed envelopes only in so far as reconfiguration is needed and justified.

## **TRANSPORT**

### **9 Public Transport**

The proponent shall enter into negotiations with the appropriate public transport providers (Veolia Transport and Transit First) with a view to introducing (routes 908 and 911) and/or rerouting existing bus services (routes 909, 911 and 912) to provide Sunday and public holiday bus services past the Auburn Hospital site.

## **ADVISORY NOTES**

### **Section 94 Developer Contributions**

Future application(s) for residential development (and potentially private hospital uses) on the site under either Parts 3A or 4 of the Act will attract Section 94 Developer Contributions in accordance with Council's applicable Section 94 Contributions Plan.

### **BASIX**

Future application(s) under either Parts 3A or 4 of the Act shall be required to demonstrate compliance with BASIX at the time of lodgement.

### **SEPP 65**

Future applications for residential development under either Parts 3A or 4 of the Act shall be required to demonstrate compliance/consistency with SEPP 65 and the Residential Flat Design Code.

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