

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

2011

SCHEDULE 1

Project Approval:

MP10_0070 granted by the Minister for Planning and Infrastructure 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 1

Modification:

The proposed changes include:

- Revised layout to temporary car park to provide 413 spaces;
- Alteration and reconfiguration of western at-grade car park to provide 84 spaces;
- Alteration to the design and location of approved multi-deck car park, providing 896 spaces;
- Revised entry building to better integrate project and improve patient, visitor and staff movements and circulation.

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:

<i>Environmental Assessment Report and Appendices prepared by Urbis on behalf of Sydney Adventist Hospital, dated August 2010</i>			
<i>Preferred Planning Report and Appendices prepared by Urbis on behalf of Sydney Adventist Hospital dated November 2010</i>			
<i>Statement of Commitments at Schedule 3 prepared by Urbis on behalf of Sydney Adventist Hospital</i>			
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/EA-003	A	Masterplan – Overall Staging Plan	14/07/2010
A/EA-004	F	Masterplan – Overall Siteplan Stage 1	19/08/2011
A/EA-005	A	Masterplan – Overall Siteplan Stage 1B	14/07/2010
A/EA-006	A	Masterplan – Overall Siteplan Stage 2	14/07/2010
A/EA-007	A	Masterplan – Overall Siteplan Stage 3	14/07/2010
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
A/EA-030	B	CSB Expansion – Floor Plan Level 1	8/11/2010
A/EA-031	B	CSB Expansion – Floor Plan Level 2	8/11/2010
A/EA-032	B	CSB Expansion – Floor Plan Level 3	8/11/2010
A/EA-033	B	CSB Expansion – Floor Plan Level 4	8/11/2010
A/EA-034	B	CSB Expansion – Floor Plan Level 5	8/11/2010

A/EA-035	B	CSB Expansion – Floor Plan Level 6	8/11/2010
A/EA-036	B	CSB Expansion – Floor Plan Level 7-10 Typical	8/11/2010
A/EA-037	B	CSB Expansion – Floor Plan Level 11	8/11/2010
A/EA-038	B	CSB Expansion – CSB North Elevation	8/11/2010
A/EA-039	B	CSB Expansion – CSB West Elevation	8/11/2010
A/EA-040	B	CSB Expansion – CSB South Elevation	8/11/2010
A/EA-041	B	CSB Expansion – CSB East Elevation	8/11/2010
A/EA-042	B	CSB Expansion – CSB Section 5	8/11/2010
A/EA-043	B	CSB Expansion – CSB Section 6	8/11/2010
A/EA-044	B	CSB Expansion – CSB Section 7	8/11/2010
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/EA-110	B	Education Centre Floor Plan Level -1	8/11/2010
A/EA-111	B	Education Centre Floor Plan Level 0	8/11/2010

A/EA-112	B	Education Centre Floor Plan Level 1	8/11/2010
A/EA-113	B	Education Centre Floor Plan Level 2	8/11/2010
A/EA-114	B	Education Centre Elevations	8/11/2010
A/EA-115	B	Education Centre Sections	8/11/2010
A/EA-131	B	Stage 1A CSB Expansion Floor Plan Level 1	8/11/2010
A/EA-132	B	Stage 1A CSB Expansion Floor Plan Level 2	8/11/2010
A/EA-133	B	Stage 1A CSB Expansion Floor Plan Level 3	8/11/2010
A/EA-134	B	Stage 1A CSB Expansion Floor Plan Level 4	8/11/2010
A/EA-135	B	Stage 1A CSB Expansion Floor Plan Level 5	8/11/2010
A/EA-136	B	Stage 1A CSB Expansion Floor Plan Level 6	8/11/2010
A/EA-137	B	Stage 1A CSB Expansion Floor Plan Level 7-10 Typical	8/11/2010
A/EA-138	B	Stage 1A CSB Expansion Floor Plan Level 11	8/11/2010
A/EA-139	B	Stage 1A CSB Expansion North Elevation	8/11/2010
A/EA-140	B	Stage 1A CSB Expansion West Elevation	8/11/2010
A/EA-141	B	Stage 1A CSB Expansion South Elevation	8/11/2010
A/EA-142	B	Stage 1A CSB Expansion East Elevation	8/11/2010
A/EA-143	B	Stage 1A CSB Expansion Section 5-6	8/11/2010
A/EA-144	B	Stage 1A CSB Expansion Section 7	8/11/2010
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
A/EA-213	A	Support Material Site Sections	8/11/2010
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 B14 after condition B13:*

B14 Plan Amendments

To ensure that appropriate landscaping is provided for the development, an amended landscaping plan is to be prepared detailing embellishment to all elevations of the multi-deck car park, including the separation between the multi-deck car park and existing Clinical Services Building. The amended landscaping plan is also to demonstrate the retention of existing mature trees north of the revised location of the multi-deck car park. Details are to be provided to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for the multi-deck car park and forwarded to the Department of Planning and Infrastructure for their records.

- *Insert the following new condition B15 after new condition B14:*

B15 Bicycle Parking

Prior to the issue of any construction certificate for works associated with the entry building, the public bike storage/parking approved at Level 1, adjacent to the approved medical records room and on-grade parking, is to be relocated to a suitable location of similar size and capacity. Details are to be provided to the satisfaction of the Certifying Authority and forwarded to the Department of Planning and Infrastructure for their records.

- *Insert the following new condition E7 after condition E6:*

E7 Use of the Temporary Car Park

Prior to the issue of an occupation certificate for the multi-deck car park, use of the temporary car park is to cease operations and is to be restored to its original state 3 months following the issue of the subject multi-deck car park occupation certificate. Details are to be provided to the satisfaction of the Certifying Authority and forwarded to the Department of Planning and Infrastructure for their records.

- *Insert the following new condition F5 after condition F4:*

F5 *Use of the Temporary Car Park*

Use of the temporary car park is restricted up until the completion of the multi-deck car park and the issue of an occupation certification relating to the use of multi-deck car park.