

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.

Gabriele Kibble

MEMBER OF THE COMMISSION

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Sydney

11th

April

2012

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 2

Modification:

The modification request includes:

- Modification to the building form of the Clinical Services Building, including an increase in GFA and height; and
- Modification to the staging schedule of works.

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-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/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-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.

- *Delete condition E1 and replace with the following:*

E1 *Transport and Access*

Prior to issue of Occupation Certificate, road upgrade works relative to the stages of the hospital development as outlined in the Accessibility of Transport, Traffic and Parking Implications, prepared by Transport and Traffic Planning Associates, dated July 2010, as amended by MP10_0070 MOD 2, shall be undertaken. These works include:

Stage 1

- (a) Initial upgrade at The Comenarra Parkway/Fox Valley Road intersection.
- (b) Install 'No Parking' along Fox Valley Road in accordance with the requirements of the Ku-ring-gai Traffic Committee and Council.
- (c) Upgrade the hospital access intersection with an additional egress lane (LT 'slip lane').

Stage 3

- (a) Ultimate upgrade at The Comenarra Parkway/Fox Valley Road intersection.
- (b) Upgrade scheme at Pacific Highway/Fox Valley Road intersection.