

Modification of Development Consent

Section 4.55 (1) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Director
Regional Assessments

Sydney 11 APRIL 2019

SCHEDULE 1

- Development Approval:** SSD 9036 granted by the Executive Director Key Sites and Industry Assessments on 28 February 2019.
- Applicant** NSW Health Infrastructure
- Consent Authority:** Minister for Planning
- Land:** 1H Hospital Road, Concord West (Lot 20 DP 1139098, Lot 1 DP 455866, Lot 2 DP 535257, Lot 117 DP 752023, Lot 1 DP 166721, Lot 7310 DP 1159928, Lot 2 DP 231732 and untitled lot, southern end of the site adjacent to the Parramatta River).
- For the following:** Concord Repatriation General Hospital redevelopment (Concept and Stage 1), comprising:
- Stage 1 development:
 - demolition of buildings and structures
 - new 44,000 sqm, six storey Clinical Service Building
 - new five storey car park accommodating 590 cars
 - temporary 300 space on-grade car park
 - landscaping.
 - Stage 2 Concept:
 - new 38,000 sqm, eight storey Acute Services Building.
 - new five storey car park for approximately 520 cars.
- Modification:** **SSD 9036 MOD 1:** to correct errors in the Terms of Consent, Schedule 2 Part A - Administrative Conditions, Schedule 3 Part A - Administrative Conditions and Part C - During Construction.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Terms of Consent A2 is amended by the insertion of the **bold and underlined** words/numbers and struck out words/numbers as follows:

Terms of Consent

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) **Modification Application 1 (SSD 9036) prepared by NSW Health Infrastructure dated 9 April 2019;**
- (d) generally in accordance with the EIS and Response to Submissions;
- (e) in accordance with the approved plans in the table below:

Concept Plan prepared by Jacobs			
Dwg No.	Rev	Name of Plan	Date
IA064700-NEWB-SK02	4	Staging Diagram	11/07/18
IA064700-NEWB-SK03	4	Indicative Building Footprint & Layout Plan	11/07/18
IA064700-NEWB-SK04	4	Indicative Building Section	11/07/18

- (b) Schedule 2 Part A – Administrative Conditions, Terms of Consent A4 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the words/numbers as follows:

A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition ~~PART B(e)~~ **A2(d)** or **A2(e)**. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition ~~PART B(e)~~ **A2(d)** or **A2(e)**, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

- (c) Schedule 3 Part A – Administrative Conditions, Terms of Consent A2 is amended by the insertion of the **bold and underlined** words/numbers and struck out words/numbers as follows:

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS and Response to Submissions;
- (d) in accordance with the approved plans in the table below:

Architectural Drawings prepared by Jacobs			
Dwg No.	Rev	Name of Plan	Date
<u>IA064700-NEWB-AR-DRG-00</u>	<u>5</u>	<u>Cover Sheet</u>	<u>27/07/18</u>
IA064700-	4	Demolition Plan	11/07/18

NEWB-AR-DRG-0002			
IA064700-NEWB-AR-DRG-0005	12	Proposed Site Plan	22/06/18
IA064700-NEWB-AR-DRG-0005 0050	10	Overall Plan – Basement	22/06/18
IA064700-NEWB-AR-DRG-0051	9	Overall Plan - Lower Ground	22/06/18
IA064700-NEWB-AR-DRG-0052	9	Overall Plan – Ground Level	22/06/18
IA064700-NEWB-AR-DRG-0053	9	Overall Plan – Level 1	22/06/18
IA064700-NEWB-AR-DRG-0054	9	Overall Plan – Level 2	22/06/18
IA064700-NEWB-AR-DRG-0055	9	Overall Plan – Level 3	22/06/18
IA064700-NEWB-AR-DRG-0056	9	Overall Plan – Level 4	22/06/18
IA064700-NEWB-AR-DRG-0057	9	Overall Plan – Level 5	22/06/18
IA064700-NEWB-AR-DRG-0058	9	Overall Plan – Level 6	22/06/18
IA064700-NEWB-AR-DRG-0059	6	Overall Plan – Level 7	22/06/18
IA064700-NEWB-AR-DRG-7001	13	Elevation – North & South	13/07/18
IA064700-NEWB-AR-DRG-7002	14	Elevation – East & West	13/07/18
IA064700-NEWB-AR-DRG-7003	14	Elevation – IPU 1 East & IPU 2 West	13/07/18
IA064700-NEWB-AR-DRG-7004	14	Elevation – IPU 2 East & IPU 3 West	13/07/18
IA064700-NEWB-AR-DRG-7101	11	Section Sheet 1	13/07/18
IA064700-NEWB-AR-DRG-	12	Section Sheet 2	13/07/18

7102			
IA064700-NEWB-AR-DRG-7103	6	Section Sheet 3	13/07/18
IA064700-NEWB-AR-DRG-7104	6	Section Sheet 4	13/07/18
IA064700-NEWB-AR-DRG-7900	4	Shadow Diagram Summer	22/06/18
IA064700-NEWB-AR-DRG-7901	4	Shadow Diagram Winter	22/06/18
<u>Jacobs Schematic Design Report IA064700-NEWB-AR-RPT-9030</u>	<u>V07</u>	<u>Section 3.9 Material Selection</u>	<u>20/06/18</u>
Multistorey Car Park			
IA064700-MSCP-AR-DRG-0101	5	Proposed Site Plan	12/04/18
IA064700-NEWB-AR-DRG-1500	5	Floor Plan – Ground Level	12/04/18
IA064700-NEWB-AR-DRG-1501	4	Floor Plan – Level 1	12/04/18
IA064700-NEWB-AR-DRG-1502	4	Floor Plan – Level 2	12/04/18
IA064700-NEWB-AR-DRG-1503	5	Floor Plan – Level 3	12/04/18
IA064700-NEWB-AR-DRG-1504	4	Floor Plan – Level 4	12/04/18
IA064700-NEWB-AR-DRG-1505	4	Floor Plan – Level 5	12/04/18
IA064700-NEWB-AR-DRG-4001	4	Elevation – North & South	12/04/18
IA064700-NEWB-AR-DRG-4002	4	Elevation – East & West	12/04/18
IA064700-NEWB-AR-DRG-4011	4	Section Sheet 1	12/04/18
IA064700-NEWB-AR-DRG-4012	4	Section Sheet 2	12/04/18

Landscape Design Development Plans prepared by Site Image Landscape Architects			
Dwg No.	Rev	Name of Plan	Date
SS15-3002-NEWB-LS-RPT-101	2	On-grade Car Park	21/06/18
SS15-3002-NEWB-LS-RPT-102	2	Multistorey Car Park	21/06/18
SS15-3002-NEWB-LS-RPT-111	2	Basement	21/06/18
SS15-3002-NEWB-LS-RPT-112	2	<u>Lower Ground</u> Basement Drop-off	21/06/18
SS15-3002-NEWB-LS-RPT-121	2	Lower Ground	21/06/18
SS15-3002-NEWB-LS-RPT-122	2	Lower Ground	21/06/18
SS15-3002-NEWB-LS-RPT-131	2	<u>Ground Floor Courtyards</u> Ground Floor Cancer Drop-off	21/06/18
SS15-3002-NEWB-LS-RPT-132	2	<u>Level 1 Terraces</u> Ground Floor Courtyards	21/06/18
SS15-3002-NEWB-LS-RPT-141	2	<u>Level 3 Terraces</u> Level 1 Terraces	21/06/18
<u>SS15-3002-NEWB-LS-RPT-151</u>	<u>2</u>	<u>Level 3 Terraces</u>	<u>21/06/18</u>
<u>SS15-3002-NEWB-LS-RPT-151</u>	<u>2</u>	<u>Indicative Planting Plan & Materials Schedule</u>	<u>21/06/18</u>
DD Concept Plan prepared by Jacobs			
Dwg No.	Rev	Name of Plan	Date
IA064700-NEWB-SK02	4	Staging Diagram	11/07/18
IA064700-NEWB-SK03	4	Indicative Building Footprint & Layout Plan	11/07/18
IA064700-NEWB-SK04	4	Indicative Building Section	11/07/18
Wayfinding Signage prepared by Minale Tattersfield / Jacobs			
Dwg No.	Rev	Name of Plan	Date
Sheet 16	L	Signage – Way Finding Schematic Design	11/04/19 <u>11/07/18</u>
Sheet 18	L	Signage – Architectural Renders External <u>Exterior</u>	11/10/18 <u>11/07/18</u>

Sheet 21	L	Signage – Main Entries	11/07/18
Sheet 42	L	Signage – External Sign Family	11/07/18
Sheet 44	L	Signage – Internal Sign Family	11/07/18
Sheet 45	L	Signage – Internal Sign Family	11/07/18

- (d) Schedule 3 Part A – Administrative Conditions, Terms of Consent A3 is amended by the insertion of the **bold and underlined** words/numbers and struck out words/numbers as follows:

A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:

- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
- (e) the implementation of any actions or measures contained in any such document referred to in (a) above.

- (e) Schedule 3 Part A – Administrative Conditions, Terms of Consent A4 is amended by the insertion of the **bold and underlined** words/numbers and struck out words/numbers as follows:

A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition **A2**(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition **A2**(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

- (f) Schedule 3 Part A – Administrative Conditions, Terms of Consent A10 is amended by the insertion of the **bold and underlined** words/numbers and struck out words/numbers as follows:

Evidence of Consultation

A10. Where conditions of this consent require consultation with an identified party, the Applicant must:

- (a) consult with the relevant party prior to submitting the subject document for information or approval; and
- (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

- (g) Schedule 3 Part A – Administrative Conditions, Terms of Consent A11 is amended by the insertion of the **bold and underlined** words/numbers and struck out words/numbers as follows:

Staging, Combining and Updating Strategies, Plans or Programs

A11. With the approval of the Planning Secretary, the Applicant may:

- (a)** prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b)** combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c)** update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- (h) Schedule 3 Part A – Administrative Conditions, Terms of Consent A19 is amended by the insertion of the **bold and underlined** words/numbers and struck out words/numbers as follows:

Access to Information

- A19. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition **0 A2** of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;
 - (x) any other matter required by the Planning Secretary; and
 - (b) keep such information up to date, to the satisfaction of the Planning Secretary.
- (i) Schedule 3 Part C - During Construction Consent C37 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the words/numbers as follows:

Revision of Strategies, Plans and Programs

C37. Within three months of:

- (a) the submission of a compliance report under condition B48;
- (b) the submission of an incident report under condition C35;
- (c) the submission of an Independent Audit under condition C39;
- (d) the issue of a direction of the Planning Secretary under condition θ **A3** which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.

End of Modification