

# Modification of Development Consent

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

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



David Gibson  
Team Leader  
Social Infrastructure

Sydney

14 October 2021

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## SCHEDULE 1

<b>Development consent:</b>	<b>SSD-8766</b> granted by the Executive Director, Priority Projects Assessments
<b>For the following:</b>	Redevelopment of Nepean Hospital Integrated Ambulatory Services (Stage 1), involving the demolition of existing structures, construction of a new 14 storey clinical and ambulatory services building with rooftop helipad, and associated works to access and parking, tree removal and landscaping.
<b>Applicant:</b>	Health Administration Corporation
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>The Land:</b>	Lot 1 DP 1114090, 35-65 Derby Street, Kingswood
<b>Modification:</b>	<b>SSD-8766-Mod-5:</b> Minor design refinements.

## SCHEDULE 2

The consent (SSD-8766) is modified as follow:

1. Schedule 2 Part A – Administrative conditions, Condition A2 is amended by the insertion of the **and underlined** words/numbers and deletion of the ~~struckout~~ 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) generally in accordance with the EIS and Response to Submissions;
  - (d) generally in accordance with the section 4.55 modification application (SSD 8766 MOD 2) prepared by \_planning Pty Ltd, dated 5 August 2019;
  - (e) generally in accordance with the section 4.55 modification application (SSD 8766 MOD 4) document titled Response to Request for Additional Information - Nepean Hospital Redevelopment - SSD 8766 Mod 4 prepared by Health Infrastructure and Wolf Peak, dated 21 and 25 November 2019 respectively;
  - (f) **generally in accordance with the Section 4.55 modification application (SSD-8766-Mod-5) document titled Modification Report Nepean Hospital Stage 1 Redevelopment SSD DA 8766 – Mod 5 prepared by \_planning, dated September 2021;** and
  - ~~(f)~~**(g)** in accordance with the approved plans in the table below:

<b>Architectural Plans prepared by BVN</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
A0-106	B	Demolition Plan	14/11/2018
A0-108	<del>C</del> <b><u>D</u></b>	Proposed Site Plan	<del>9/7/2019</del> <b><u>19/7/2021</u></b>
<b><u>A0-110</u></b>	<b><u>A</u></b>	<b><u>Proposed Site Plan with Demo</u></b>	<b><u>19/7/2021</u></b>
A0-200	<del>C</del> <b><u>D</u></b>	Lv 00 Floor Plan	<del>9/7/2019</del> <b><u>19/7/2021</u></b>
A0-201	<del>C</del> <b><u>D</u></b>	Lv 01 Floor Plan	<del>9/7/2019</del> <b><u>19/7/2021</u></b>
A0-202	<del>C</del> <b><u>D</u></b>	Lv 02 Floor Plan	<del>9/7/2019</del> <b><u>19/7/2021</u></b>
A0-203	<del>C</del> <b><u>D</u></b>	Lv 03 Floor Plan	<del>9/7/2019</del> <b><u>19/7/2021</u></b>
A0-204	<del>C</del> <b><u>D</u></b>	Lv 04 Floor Plan	<del>9/7/2019</del> <b><u>19/7/2021</u></b>
A0-205	C	Lv 05 Floor Plan	9/7/2019
A0-206	C	Lv 06 Floor Plan	9/7/2019
A0-207	C	Lv 07 Floor Plan	9/7/2019
A0-208	C	Lv 08 Floor Plan	9/7/2019
A0-209	C	Lv 09 Floor Plan	9/7/2019
A0-210	C	Lv 10 Floor Plan	9/7/2019
A0-211	C	Lv 11 Floor Plan	9/7/2019
A0-212	C	Lv 12 Floor Plan	9/7/2019
A0-213	<del>C</del> <b><u>D</u></b>	Lv 13 Floor Plan	<del>9/7/2019</del> <b><u>19/7/2021</u></b>
A0-214	<del>C</del> <b><u>D</u></b>	Lv 14 Floor Plan	<del>9/7/2019</del> <b><u>19/7/2021</u></b>

A0-215	<del>C</del> <u>D</u>	Lv 15 Roof Plan	9/7/2019 <u>19/7/2021</u>
A0-216	C	Lv B1 Floor Plan	9/7/2019
A0-220	<del>B</del> <u>C</u>	Lv 00 General Arrangement	9/7/2019 <u>19/7/2021</u>
A0-221	<del>B</del> <u>C</u>	Lv 01 General Arrangement	9/7/2019 <u>17/7/2021</u>
A0-222	<del>B</del> <u>C</u>	Lv 02 General Arrangement	9/7/2019 <u>17/7/2021</u>
A0-223	<del>B</del> <u>C</u>	Lv 03 General Arrangement	9/7/2019 <u>17/7/2021</u>
A0-224	<del>B</del> <u>C</u>	Lv 04 General Arrangement	9/7/2019 <u>17/7/2021</u>
A0-225	B	Lv 05 General Arrangement	9/7/2019
A0-226	B	Lv 06 General Arrangement	9/7/2019
A0-227	B	Lv 07 General Arrangement	9/7/2019
A0-228	B	Lv 08 General Arrangement	9/7/2019
A0-229	B	Lv 09 General Arrangement	9/7/2019
A0-230	B	Lv 10 General Arrangement	9/7/2019
A0-231	B	Lv 11 General Arrangement	9/7/2019
A0-232	B	Lv 12 General Arrangement	9/7/2019
A0-233	<del>B</del> <u>C</u>	Lv 13 General Arrangement	9/7/2019 <u>19/7/2021</u>
A0-234	<del>B</del> <u>C</u>	Lv 14 General Arrangement	9/7/2019 <u>19/7/2021</u>
A0-235	<del>B</del> <u>C</u>	Lv Roof General Arrangement	9/7/2019 <u>19/7/2021</u>
A0-236	B	Lv B1 General Arrangement	9/7/2019
A0-300	C	Elevations – North	9/7/2019
A0-301	D	Elevations – South	24/9/2019
A0-302	<del>D</del> <u>E</u>	Elevations – West	24/9/2019 <u>19/7/2021</u>
A0-303	D	Elevations – East	24/9/2019
A0-310	C	Building Sections	9/7/2019
A0-311	<del>D</del> <u>E</u>	Building Sections	24/9/2019 <u>19/7/2021</u>
A0-350	C	Material Sample Board	9/7/2019
<b>Landscape Plans prepared by Arcadia Landscape Architecture</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
101	<del>D</del> <u>E</u>	Plant <b>Planting</b> Schedule	03/09/2019 <u>6/10/21</u>
102	<del>D</del> <u>E</u>	Landscape Level 01 Forecourt <b>ED Entry and Atrium</b>	03/09/2019 <u>6/10/21</u>
103	<del>D</del> <u>E</u>	Landscape Level 01 <b>Southern</b> Courtyard 2	03/09/2019 <u>6/10/21</u>
104	<del>D</del> <u>E</u>	Landscape level 01 Atrium <b>Maternity Drop Off and NWOW</b>	03/09/2019 <u>6/10/21</u>
105	<del>D</del> <u>E</u>	Landscape level 0 PECC Courtyard <b>05, 06 &amp; 07</b>	03/09/2019 <u>6/10/21</u>

406	B	Landscape Level 05, 06 and 07	03/09/2019
407	D	Landscape Streetscape	03/09/2019
<b>108</b>	<b>E</b>	<b>Landscape Streetscape</b>	<b>6/10/2021</b>
3.1	5	Vision   Overall Master Plan	July 2019 <b>October 2021</b>
3.2	5	Vision   Stage One Landscape Plan	July 2019 <b>October 2021</b>
3.3		Vision   Rooftop Landscape Plan	July 2019 <b>October 2021</b>
<b>Concept stormwater, sediment and erosion control plan prepared by Bonacci</b>			
Dwg No.	Rev	Name of Plan	Date
NHR-BON-DRW-CIV-TB1 0001002	D	Soil and Water Management Plan Sheet 2	23/7/2019
NHR-BON-DRW-CIV-TB1 0002002	E	Bulk Earthworks Plan Sheet 2	23/7/2019
NHR-BON-DRW-CIV-TB1 0002101	C	Bulk Earthworks Longitudinal Sections Sheet 1	23/7/2019
NHR-BON-DRW-CIV-TB1 0002102	D	Bulk Earthworks Longitudinal Sections Sheet 2	23/7/2019
NHR-BON-DRW-CIV-TB1 0002103	D	Bulk Earthworks Longitudinal Sections Sheet 3	23/7/2019
NHR-BON-DRW-CIV-TB1 0002104	C	Bulk Earthworks Longitudinal Sections Sheet 4	23/7/2019
NHR-BON-DRW-CIV-TB1 0002105	C	Bulk Earthworks Longitudinal Sections Sheet 5	23/7/2019
NHR-BON-DRW-CIV-TB1 0002106	C	Bulk Earthworks Longitudinal Sections Sheet 6	23/7/2019
NHR-BON-DRW-CIV-TB1 0003002	D	Siteworks and Stormwater Drainage Plan – Sheet 2	23/7/2019
NHR-BON-DRW-CIV-TB1 0003011	B	Stormwater Drainage Longitudinal Sections – Sheet 1	23/7/2019
NHR-BON-DRW-CIV-TB1- 0003012	C	Stormwater Drainage Longitudinal Sections – Sheet 2	23/7/2019
<b>Swept Path Analysis and Signage Plan prepared by ptc.</b>			
Dwg No.	Rev	Name of Plan	Date
TP-002	8	19m articulated truck, ambulance and SRV movement and signage	19/9/2019

2. Schedule 2 Part D – Prior to Occupation or Commencement of Use, Condition D33 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struckout~~ words/numbers as follows:

**Landscaping**

- D33. Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:
- (a) detail the species to be planted on-site;
  - (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works;
  - (c) be consistent with the Applicant's Management and Mitigation Measures at EIS; **and**
  - (d) provide for the planting of ~~228~~ **229** trees as per the Landscape Plans and Plant Schedule prepared by Arcadia Landscape Architecture dated ~~03/09/2019~~ **6/10/2021**.

**End of modification  
(SSD-8766-Mod-5)**