

Modification of Development Consent

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

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



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney

10 February 2020

SCHEDULE 1

Development consent: **SSD 9113** granted by the Executive Director, Priority Projects Assessments on 27 February 2019

For the following: Prince of Wales Hospital Expansion Stage 1 comprising:

- Bulk earthworks;
- Construction and operation of a 13 level Acute Services Building, including the following facilities: an emergency department; operating theatres; central sterilising service department; intensive care unit, inpatient units; and ambulance bays;
- Overhead pedestrian links to existing hospital buildings;
- A helipad on the uppermost roof of the building;
- Magill Street road works, Botany Street signalised intersection, internal roads and drop-off/pick-up areas; and
- Utility, site infrastructure and landscaping works.

Applicant: NSW Health Infrastructure, in behalf of Health Administration Corporation

Consent Authority: Minister for Planning

The Land: Part Lot 1 DP870720 (Randwick Hospital Campus), Lot 7 DP13997 (71 Botany Street, Randwick), Lot A DP167106 (73 Botany Street, Randwick), Lot B DP167106 (75 Botany Street, Randwick), Lot C DP167106 (77 Botany Street, Randwick), Lot D DP167106 (79 Botany Street, Randwick), Lot A DP33161 (81 Botany Street, Randwick), Lot B DP33161 (83 Botany Street, Randwick), Lot C DP33161 (85 Botany Street, Randwick), Lot D DP33161 (87 Botany Street, Randwick), Lot E DP33161 (89 Botany Street, Randwick), Lot F DP33161 (91 Botany Street, Randwick), Lot 1 DP741639 (93 Botany Street, Randwick), Lot

2 DP1134643 (95 Botany Street, Randwick), Lot A DP439101 (97 Botany Street, Randwick), Lot B DP439101 (99 Botany Street, Randwick), Lot 3 DP302329 (101 Botany Street, Randwick), Part Lot 2 DP13995 (27 Eurimbla Avenue, Randwick), Lot 3 DP13995 (29 Eurimbla Avenue, Randwick), Lot 4 DP13995 (31 Eurimbla Avenue, Randwick), Lot 5 DP13995 (33 Eurimbla Avenue, Randwick), Lot 6 DP13995 (35 Eurimbla Avenue, Randwick), Lot 7 DP13995 (37 Eurimbla Avenue, Randwick), Lot 8 DP13995 (39 Eurimbla Avenue, Randwick), Lot 9 DP13995 (41 Eurimbla Avenue, Randwick), Lot 10 DP13995 (43 Eurimbla Avenue, Randwick), Lot 11 DP13995 (45 Eurimbla Avenue, Randwick), Lot 12 DP13995 (47 Eurimbla Avenue, Randwick), Lot 13 DP12909 (34 Eurimbla Avenue, Randwick), Lot 14 DP12909 (36 Eurimbla Avenue, Randwick), Lot B DP441943 (38 Eurimbla Avenue, Randwick), Lot A DP441943 (40 Eurimbla Avenue, Randwick), Lot 1 DP1182570 (42 Eurimbla Avenue, Randwick), Lot 2 DP1182570 (44 Eurimbla Avenue, Randwick), Lot 23A DP434935 (46 Eurimbla Avenue, Randwick), Lot 23B DP434935 (48 Eurimbla Avenue, Randwick), Lot 1 DP522596 (50 Eurimbla Avenue, Randwick), Lot 2 DP522596 (52 Eurimbla Avenue, Randwick), Lot 1 DP501682 (54 Eurimbla Avenue, Randwick), Lot 2 DP501682 (56 Eurimbla Avenue, Randwick), Lot 3 DP513339 (58 Eurimbla Avenue, Randwick), Lot 4 DP513339 (60 Eurimbla Avenue, Randwick), Lot 19 DP7745 (62 Eurimbla Avenue, Randwick), Lot 18 DP7745 (64-64A Eurimbla Avenue, Randwick, Randwick), Lot 52 DP7745 (64R Eurimbla Avenue – pedestrian walkway, Randwick), Lot 1 DP74860 (66 Eurimbla Avenue – also known as 6 Magill Street, Randwick), Lot 11 DP806091 (66A Eurimbla Avenue, Randwick), Lot 1 DP307266 (2 Magill Street, Randwick), Lot 12 DP806091 (4 Magill Street, Randwick), Lot 7 DP975640 (8-8A Magill Street, Randwick), Lot 1 DP11351 (10 Magill Street, Randwick), Lot 2 DP11351 (12 Magill Street, Randwick), Lot 3 DP11351 (14 Magill Street, Randwick)

Modification:

SSD 9113 MOD 1 comprises:

- Update administrative conditions in relation to staging of the development satisfying conditions;
- Amending condition B63 in relation to the timing and location of the End of Trip Facilities; and
- Amending condition C28 reflecting the correct authority for seepage and stormwater.

SCHEDULE 2

The consent (SSD 9113) is modified as follows:

- a) Schedule 2 – Part A Administrative Conditions is amended by the insertion of the **bold and underlined** words/numbers, immediately following condition A26 as follows:

Staging

A27. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary.

A28. A Staging Report prepared in accordance with condition A27 must:

- (a) **if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;**
- (b) **if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);**
- (c) **specify how compliance with conditions will be achieved across and between each of the stages of the project; and**
- (d) **set out mechanisms for managing any cumulative impacts arising from the proposed staging.**

A29. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.

A30. Where construction or operation is being staged in accordance with a Staging Report, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

- b) Schedule 2 - Part B Prior To Commencement of Construction, condition B63 is amended by the insertion of the **bold and underlined** words/numbers and ~~struck out~~ words/numbers as follows:

Bicycle Parking and End-of-Trip Facilities

B63. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site **basement level (B3) of the adjacent main hospital carpark**, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of **Façade and Landscaping works**: ~~above ground construction work:~~

- (a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces;
- (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3: 2015 Parking facilities – Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;
- (c) the provision of end-of-trip facilities for staff in accordance with the ~~requirements contained in the current, relevant version of Green Star~~ **relevant provisions of the BCA**;
- (d) appropriate pedestrian and cyclist advisory signs are to be provided; and
- (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.

- c) Schedule 2 - Part C During Construction, condition C28 is amended by the insertion of the **bold and underlined** words/numbers and ~~struck-out~~ words/numbers as follows:

Disposal of Seepage and Stormwater

- C28. ~~Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.~~

Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifying Authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.

End of modification

(SSD 9113 MOD 1)