

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
Acting Director
Social and Infrastructure Assessments

Sydney

22 December 2020

SCHEDULE 1

Development consent: **SSD-9113** granted by Executive Director Priority Projects on the 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, on behalf of Health Administration Corporation

Consent Authority: Minister for Planning and Public Spaces

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-2: Modification to the timing and parking requirements of Conditions D14 and D15 to achieve the Green Travel Plan mode shift and car parking reallocation.

SCHEDULE 2

The consent (SSD-9113) is modified as follows:

- a) Schedule 2 – Part A Administrative Conditions, Condition 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:

- (c) generally in accordance with the EIS, Response to Submissions and Supplementary Information **as amended by the Section 4.55(1A) Modification Application prepared by Health Infrastructure dated 22 September 2020 and supplementary information dated 9 November 2020 and 18 December 2020;** and

- b) Schedule 2 – Part C During Construction, Condition C44(a) is amended by the insertion of the **bold and underlined** letters/numbers and ~~struck-out~~ numbers as follows:

C44. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:

- (a) review and respond to each Independent Audit Report prepared under condition **C40** ~~38~~ of this consent;

- c) Schedule 2 – Part D Prior to Occupation or Commencement of Use, Condition D10(b) is amended by the insertion of the **bold and underlined** letters/numbers and ~~struck-out~~ numbers as follows:

D10. The TDS and GTP required by condition D9 must:

- (b) include objectives and mode share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to achieve **a 4 per cent (within 6 months of commencement of operation) and ultimately an 8 per cent (by 2027)** reduction of private vehicle usage by all staff and to define the direction and purpose;

- d) Schedule 2 – Part D Prior to Occupation or Commencement of Use, Conditions D14 and D15 are deleted and replaced with the following:

D14.

- (a) **Prior to commencement of operation a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners, which includes measures to meet the parking demand for the development; or**
- (b)
- (i) **Notwithstanding the requirements of D14(a) above, if a precinct wide strategy is not able to be delivered within the specified timeline, the Applicant must submit evidence to the Planning Secretary within 6 months of commencement of operation that parking demand has reduced consistent with a mode share shift of 4 per cent reduction in the use of private vehicles by staff across the Randwick Health Campus following the**

opening of the CSELR and implementation of a GTP across the existing Randwick Health Campus, thus negating the need for on-site car parking for the development; and

- (ii) Evidence must be submitted to the Planning Secretary at the end of every subsequent year (starting 2023) until 2027 demonstrating that the mode share targets described in Appendix 1 of the letter dated 9 November 2020 accompanying SSD-9113-Mod-2 are being achieved, or an ultimate mode share reduction of 8 per cent is achieved, whichever is earliest; or
- (c) Should the requirements of neither D14(a) or (b) above be delivered, temporary car parking is to be provided in the vicinity of the site for 216 vehicles, or as otherwise agreed by the Planning Secretary, to satisfy the parking demand of the development. The temporary car parking would be required to operate from commencement of occupation or within twelve months from when mode share shifts required by D14(b) are not achieved until such time as permanent provision of car parking to meet the parking demand can be provided across the precinct in accordance with a precinct wide strategy.

D15.

- (a) Within 6 months of commencement of operation, evidence is to be submitted to the Planning Secretary demonstrating that 71 existing staff car parking spaces on the Randwick Health Campus have been reallocated to visitor parking, consistent with an initial 4 per cent reduction in the use of private vehicles by staff as per condition D10(b).
- (b) Evidence is to be submitted to the Planning Secretary demonstrating that a total of 134 hospital staff car parking spaces (inclusive of the 71 spaces in condition D15(a)) have been reallocated to visitor parking by 2027, consistent with an 8 per cent reduction in the use of private vehicles by staff as per condition D10(b).
- (c) Evidence is to be provided to the Planning Secretary annually from 2023 that staff car parking spaces have been reallocated to visitor spaces to demonstrate the gradual reduction in the use of private vehicles by staff and mode shift targeted in the GTP until the 134 spaces have been reallocated.

End of modification
(SSD-9113-Mod-2)