

# 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

15 July 2021

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## SCHEDULE 1

<b>Development consent:</b>	<b>SSD-9536</b> granted by the Executive Director, Infrastructure Assessments on 29 August 2019
<b>For the following:</b>	Expansion of Wyong Hospital including: <ul style="list-style-type: none"><li>• construction of a new six storey Clinical Services Building (CSB), including: an under-croft carpark; Emergency Department; Psychiatric Emergency Centre; Intensive Care Unit; Paediatrics; In Patient Units; and an Acute Medical Unit.</li><li>• minor alterations to existing Block A to accommodate a pedestrian bridge link, formalisation of the east to west road connection to Louisiana Road and associated works including landscaping, earthworks, and servicing upgrades.</li></ul>
<b>Applicant:</b>	Health Administration Corporation
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>The Land:</b>	Wyong Hospital, 664 Pacific Highway, Hamlyn Terrace Lot 4 DP 1248441
<b>Modification:</b>	<b>SSD-9536-Mod-2:</b> Design refinements, changes to landscaping and modified car parking

## SCHEDULE 2

The above approval is modified as follows:

- a) Part A – Administrative Conditions are amended by the deletion of ~~struck out~~ numbers and words and the insertion of **bold underlined** numbers and words as follows:

### Terms of Consent

A1. 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 **as amended by Section 4.55(1A) Modification report prepared by Architectus, dated 25 June 2021; and**
- (d) in accordance with the approved plans in the table below:

<b>Architectural Plans prepared by HDR Architects</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
55372-HDR-AR-DWG-SSD1003	F <b><u>H</u></b>	SITE PLAN – PROPOSED	29.07.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-DWG-SSD1201	D <b><u>F</u></b>	GENERAL ARRANGEMENT – LEVEL 1	07.05.2019 <b><u>1/12/2020</u></b>
55372-HDR-DWG-SSD1202	D <b><u>F</u></b>	GENERAL ARRANGEMENT – LEVEL 2	29.07.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-DWG-SSD1203	D <b><u>F</u></b>	GENERAL ARRANGEMENT – LEVEL 3	04.06.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-DWG-SSD1204	C <b><u>E</u></b>	GENERAL ARRANGEMENT – LEVEL 4	07.05.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-DWG-SSD1205	C <b><u>E</u></b>	GENERAL ARRANGEMENT – LEVEL 5	07.05.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-DWG-SSD1206	C <b><u>E</u></b>	GENERAL ARRANGEMENT – LEVEL 6	07.05.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-DWG-SSD1207	C <b><u>E</u></b>	GENERAL ARRANGEMENT – LEVEL 7	07.05.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-DWG-SSD1501	C <b><u>F</u></b>	BUILDING ELEVATIONS – SHEET 1	07.05.2019 <b><u>28/04/2021</u></b>
55372-HDR-AR-DWG-SSD1502	C <b><u>F</u></b>	BUILDING ELEVATIONS – SHEET 2	07.05.2019 <b><u>28/04/2021</u></b>
55372-HDR-AR-DWG-SSD1503	C <b><u>F</u></b>	BUILDING ELEVATIONS – SHEET 3	07.05.2019 <b><u>28/04/2021</u></b>
55372HDR-AR-DWG-SSD1504	C <b><u>F</u></b>	INTERNAL ELEVATIONS – SHEET 4	07.05.2019 <b><u>28/04/2021</u></b>
55372-HDR-AR-DWG-SSD1601	C <b><u>E</u></b>	BUILDING SECTIONS – CONTEXTUAL HEIGHT DIAGRAMS SHEET 1	07.05.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-DWG-SSD1602	C <b><u>E</u></b>	BUILDING SECTIONS – SECTION SHEET 1	07.05.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-DWG-SSD1603	C <b><u>E</u></b>	BUILDING SECTIONS – SECTION SHEET 2	07.05.2019 <b><u>1/12/2020</u></b>
55372-HDR-AR-	C	BUILDING SECTIONS – CONTEXTUAL	07.05.2019

DWG-SSD1604	<u>E</u>	HEIGHT DIAGRAMS SHEET 2	<u>1/12/2020</u>
55372-HDR-AR-DWG-SSD1605	B	SUN SHADE DETAILS	07.05.2019
55372-HDR-AR-DWG-SSD1909	<u>C</u> <u>D</u>	EXTERNAL MATERIALS BOARD	<del>07.05.2019</del> <u>1/12/2020</u>
<b>Landscape Plans prepared by Arcadia</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
L_104	D	Tree removal / retention plan A	06.06.2019
L_105	D	Tree removal / retention plan B	06.06.2019
001	D	Key Plans	06.06.2019
L_400	<del>D</del> <u>G</u>	Planting Schedule	<del>06.06.2019</del> <u>27.05.2021</u>
L_401	D	Softworks Plan Level 1	06.06.2019
L_402	D	Softworks Plan Level 1	06.06.2019
L_403	D	Softworks Plan Level 1	06.06.2019
L_404	D	Softworks Plan Level 1	04.06.2019
L_405	D	Softworks Plan Level 1	06.06.2019
L_406	D	Softworks Plan Level 1	06.06.2019
L_407	D	Softworks Plan Level 1	06.06.2019
L_408	<del>D</del> <u>F</u>	Softworks Plan Level 2	<del>06.06.2019</del> <u>8.12.2020</u>
L_409	<del>D</del> <u>F</u>	Softworks Plan Level 2	<del>06.06.2019</del> <u>8.12.2020</u>
L_410	D	Softworks Plan Level 2	06.06.2019
L_411	<del>D</del> <u>F</u>	Softworks Plan Level 3	<del>06.06.2019</del> <u>8.12.2020</u>
L_412	<del>D</del> <u>F</u>	Softworks Plan Level 3	<del>06.06.2019</del> <u>8.12.2020</u>
L_413	<del>D</del> <u>F</u>	Softworks Plan Louisiana Road	<del>06.06.2019</del> <u>8.12.2020</u>
L_414	D	Softworks Plan Louisiana Road	06.06.2019
L_415	D	Softworks Plan Louisiana Road	06.06.2019
L_416	D	Softworks Plan Louisiana Road	06.06.2019
<u>L_211</u>	<u>F</u>	<u>Setout + Grading Plan Level 3</u>	<u>8.12.2020</u>
<u>L_212</u>	<u>F</u>	<u>Setout + Grading Plan Level 3</u>	<u>8.12.2020</u>
<u>L_311</u>	<u>F</u>	<u>Hardworks Plan Level 3</u>	<u>8.12.2020</u>
<u>L_312</u>	<u>F</u>	<u>Hardworks Plan Level 3</u>	<u>8.12.2020</u>
<u>502</u>	<u>F</u>	<u>Landscape Sections</u>	<u>8.12.2020</u>
<u>601</u>	<u>F</u>	<u>Details</u>	<u>8.12.2020</u>
<u>602</u>	<u>F</u>	<u>Details</u>	<u>8.12.2020</u>
<u>603</u>	<u>F</u>	<u>Details</u>	<u>8.12.2020</u>

- b) Part D – Prior to Occupation or Commencement of Use condition D21 is amended by the deletion of ~~struck-out~~ numbers and words and the insertion of **bold underlined** numbers and words as follows:

## Landscaping

D21. Prior to the commencement of operation, 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 section 7 of the EIS;
- (d) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006; and
- (e) provide for the planting of ~~46~~ **50** trees.

- c) Part E – Post Occupation condition E7 is amended by the deletion of ~~struck out~~ numbers and words and the insertion of **bold underlined** numbers and words as follows:

### Car Parking Management Strategy

E7. The Applicant must prepare and implement a Car Parking Management Strategy within three months of the commencement of use of the Clinical Services Building, or timing otherwise agreed by the Planning Secretary. The Car Parking Management Strategy must be prepared in consultation with Council and must address, but not be limited to:

- (a) on-street car parking management, including details of any supporting infrastructure required for the proposed management measures;
- (b) measures to promote the continuing use of on-site parking by hospital users following the implementation of paid parking on the hospital campus (including a transitional period of reduced paid parking rates); ~~and~~
- (c) responsibilities for the implementation and enforcement of the measures; **and**

- (d) identify the distribution of staff and visitor car parking spaces (1,220 spaces) across the hospital campus.**

**End of modification  
(SSD-9536-Mod-2)**