Modification of Major Project Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the Director of Strategic Assessment, Urban Renewal and Major Sites, of the Department of Planning (as delegate of the Minister for Planning) modify, under section 75W of the *Environmental Planning and Assessment Act 1979,* the approval referred to in Schedule 1 in the manner set out in Schedule 2.

Michael File
Director, Strategic Assessment

Dated 14/5/2010

MP 07_0166 MOD 1

SCHEDULE 1

Concept approval (MP 07_0166) granted by the Minister for Planning on 31 March 2010 for the carrying out of the Wahroonga Estate Concept Plan comprising

(a) An upgrade and expansion of the Sydney Adventist Hospital;

(b) Up to a total of 500 private residential dwellings across the site;

(c) 17,000m² for seniors living in the Mount Pleasant Precinct;

(d) 16,000m² of commercial floor space in the Fox Valley Road East and Central Hospital Precincts;

(e) 14,500m² of floor space for Student Accommodation / Hostels / Group Homes / Boarding Houses in the Central Hospital Precinct;

(f) 9,000m² of floor space for a K-12 school in the Central Church Precinct;

(g) 3,500m² for expansion of the Faculty of Nursing in the Central Hospital Precinct;

(h) 3,200m² of floor space for church uses of in the Central Church Precinct;

(i) 2,000m² of retail floor space in the Central Hospital Precinct; and

(j) The provision of 31.4 hectares of environmental conservation lands.

SCHEDULE 2

The above Concept approval is modified as follows:

(a) Delete condition of approval B4 (1) and replace with:

B4 Biodiversity

(1) A Biodiversity Management Plan is to be prepared by the Proponent and approved by DEWHA prior to determination of the first project or development application. The Plan is to include:

(a) Vegetation Management Plan
(b) Pest and Weed Plan
(c) Hydrology and Nutrient Management Plan
(d) Habitat Corridor and Linkages Management Plan
(e) Fire Management Plan
(f) Management Plan outlining public access and impacts on the conservation land (E2 Environmental Conservation zone)
(g) Ownership, management, maintenance and monitoring responsibilities for conservation land (E2 Environmental Conservation zone) and funding arrangements.