Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation effective from 1 October 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.

MEMBER OF THE COMMISSION

Sydney 18 June 2013

SCHEDULE 1

Concept Approval: MP07_0166 granted by the Minister for Planning on 31 March 2010

For the following: Wahroonga Estate Concept Plan, comprising:

- An additional 28,000 sqm of floor space (providing a total of 94,000 sqm) for upgrade and expansion of the Sydney Adventist Hospital
- Up to a total of 500 private residential dwellings across the site
- 17,000 sqm for seniors living in the Mount Pleasant Precinct
- 16,000 sqm of commercial floor space in the Fox Valley Road East and Central Hospital Precincts
- 14,500 sqm of floor space for Student Accommodation / Hostels / Group Homes / Boarding Houses in the Central Precinct
- 9,000 sqm of floor space for a K-12 school in the Central Church Precinct
- 3,500 sqm for expansion of the Faculty of Nursing in the Central Hospital Precinct
- 3,200 sqm of floor space for church uses in the Central Hospital Precinct
- 2,000 sqm of retail floor space in the Central Hospital Precinct
- The provision of 31.4 hectares of environmental conservation lands.

Modification Number: MP07_0166 MOD 3

Modification: The modification approval includes:

- confirmation that the maximum gross floor area of Precinct C: Central Hospital is 115,000m^2; and
- modification to the maximum Gross Floor Area of the Hospital land use to 90,450m^2; and
- modification to the maximum Gross Floor Area of the Faculty of Nursing land use to 7,050m^2.

SCHEDULE 2
CONDITIONS

- *Delete Part 1 – Project of Schedule 1 and replace with the following:*

PART A – PROJECT

Proponent:	*Australasian Conference Association Limited, or anyone else entitled to act on this Approval.*
Application made to:	*Minister for Planning*
Major Project Number:	*07_0166*
On land comprising:	*Lot 621 DP 1128314, Lots 50 to 61 DP 1017514, Lots 1 to 13 DP 834969, Lot 4 DP 213978, Lots 1 and 2 DP 834960, Lot 1 DP 834961, Lots 7 and 8 DP 834961, Lots 1 to 4 DP 834967, Lot 29 DP 1115041, Lot 3 DP 338598, Lot B DP 341601, Lots C and D DP 366127, Lots 1 and 2 DP 410875, Lots 1 to 4 DP 834963, Lots 3 to 6 DP 834964, Lots 7 and 8 DP 834966, Lots 4 to 6 DP 834965, Lots 1 to 3 DP 834962, Lot 800 DP 752031, Lots 50 to 52 DP 880017, Lots 1 and 2 DP 834968.*
Local Government Area:	*Ku-ring-gai Local Government Area and Hornsby Local Government Area*
Approval in summary for:	*Concept Plan for the proposed expansion of the Sydney Adventist Hospital by an additional 32,002m² of hospital floor space, the development of up to 500 low, medium and high density residential dwellings, student accommodation, seniors housing, 18,000m² of retail and commercial uses, 9,000m² for a K-12 school, 7,050m² for an upgraded faculty of nursing, 3,200m² for church uses, 31.4 hectares of conservation lands and associated infrastructure.*
Capital Investment Value:	*$573.31 million*
Type of development:	*Concept Plan approval under Part 3A of the Act.*
Determination made on:	
Determination:	*Concept Plan approval is granted subject to the terms and further assessment requirements in Schedule 2.*
Date of commencement of approval:	*This approval commences on the date of the Minister's approval.*
Date approval will lapse:	*5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the Act*

- *Delete condition A1 and replace with the following:*

A1 *Development Description*

The development will be undertaken in accordance with the following drawings and documents:

(1) Concept Plan approval is granted only to the carrying out of development solely within the Concept Plan area as described in the document titled *Wahroonga Estate Redevelopment Incorporating Sydney Adventist Hospital Environmental Assessment and Concept Plan* dated April 2009, as amended by the *Wahroonga Estate Redevelopment Incorporating Sydney Adventist Hospital Final*

Preferred Project Report and Concept Plan dated January 2010, and the appendices of the document titled *Wahroonga Estate Redevelopment Incorporating Sydney Adventist Hospital Preferred Project Report and Concept Plan* dated September 2009, prepared by Urbis including:

(a) An additional 32,002m^2 of floor space (providing a total of 90,450m^2) for upgrade and expansion of the Sydney Adventist Hospital

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

(c) 17,000m^2 for seniors living in the Mount Pleasant Precinct

(d) 16,000m^2 of commercial floor space in the Fox Valley Road East and Central Hospital Precincts

(e) 14,500m^2 of floor space for Student Accommodation / Hostels / Group Homes / Boarding Houses in the Central Hospital Precinct

(f) 9,000m^2 of floor space for a K-12 school in the Central Church Precinct

(g) 7,050m^2 for expansion of the Faculty of Nursing in the Central Hospital Precinct

(h) 3,200m^2 of floor space for church uses of in the Central Church Precinct

(i) 2,000m^2 of retail floor space in the Central Hospital Precinct

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

- *Delete condition A2 and replace with the following*

A2 Development in Accordance with Plans and Documentation

(1) The development shall generally be in accordance with the following plans and documentation (including any appendices therein):

(a) *Wahroonga Estate Redevelopment Incorporating Sydney Adventist Hospital Environmental Assessment and Concept Plan* dated April 2009, as amended by the *Wahroonga Estate Redevelopment Incorporating Sydney Adventist Hospital Final Preferred Project Report and Concept Plan* dated January 2010, and the appendices of the document titled *Wahroonga Estate Redevelopment Incorporating Sydney Adventist Hospital Preferred Project Report and Concept Plan* dated September 2009, prepared by Urbis.

(b) Section 75W Modification Request '*Claiming and Redistribution of Approved Wahroonga Estate Hospital Floorspace (07_0166)*' dated 23 November 2012 and Response to Submissions letter dated 22 February 2013, prepared by MacroPlanDimasi.

Except as otherwise provided for in the Department's administrative terms of approval and further assessment requirements as set out in this Schedule.

(2) In the event of any inconsistencies between the administrative terms of approval and further assessment requirements of this concept approval and the plans and documentation described in this Schedule, the administrative terms of approval and further assessment requirements of this concept approval prevail.

(3) Future development subject to Part 4 of the Act is to be generally consistent with the terms of the approval of the Concept Plan, under section 75P(2)(a) of the Act.

- *Delete condition A3 and replace with the following*

A3 Gross Floor Area

(1) The maximum gross floor area for each precinct is detailed in the following table:

Precinct	Maximum Gross Floor Area (m^2) (excluding dwellings)	Maximum Gross Floor Area (m^2) by land uses
Precinct A: Mount Pleasant	17,700m^2	17,700 m^2 Seniors Housing
Precinct B: Central Church	12,200m^2	9000 m^2 Education 3,200 m^2 Place of Public Worship
Precinct C: Central Hospital	115,000m^2	90,450 m^2 Hospital & Facilities 13,000 m^2 Student Accommodation 1,500m^2 Hostels / Group Homes / Boarding Houses 7,050 m^2 Faculty of Nursing 2,000 m^2 Retail 1,000 m^2 Commercial
Precinct D: Fox Valley	15,000m^2	15,000 m^2 Commercial
Precinct E: Residential East	N/A	

** Note the maximum 500 dwellings permitted in Condition A4 of this approval are not included in this table.*