

MODIFIED CONDITIONS

Addition of the Following Conditions in Section 2.0 - Prior to the Issue of a Construction Certificate:

- (20) **Salinity Management** - Salinity management is required to address a mildly corrosive environment to steel and shall be incorporated in the construction certificate plans.
- (21) **Acoustic Insulation** - The development shall be constructed with the recommended sound insulation as shown on the plans in Appendix 1 of the report titled "Hermitage Health Care Gledswood Hills - Acoustic Base Building Schematic Design Report", prepared by Resonate Consultants, Reference S180661RP1 Revision A, dated 23 January 2019.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (22) **Acoustic Design** - All building recommendations contained within report titled "Hermitage Health Care Gledswood Hills - Acoustic Base Building Schematic Design Report", prepared by Resonate Consultants, Reference S180661RP1 Revision A, dated 23 January 2019 shall be incorporated within the design of the base building to meet criteria contained in Table 1 of the report.
- (23) **Pavement Markings** - No pavement markings that delineate the entry and exit points of the development site are to be placed or proposed on The Hermitage Way or within close proximity to The Hermitage Way without prior consultation with Council and without the prior approval of the Local Traffic Committee.
- (24) **Pedestrian Refuge** - The pedestrian refuge at the northern access point of the development is not approved for construction.

Modification of Condition 1.0(2) to Read:

- (2) **Approved Plans and Documents** - Development shall be carried out generally in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
S4.55-D0000 B	Cover Sheet	Anthony Vavayis and Associates	01/05/2019
S4.55-D0001	Perspective 1	Anthony Vavayis and Associates	March 2017
S4.55-D0002 A	Perspective 2	Anthony Vavayis and Associates	23/01/2019
S4.55-D0003 A	Perspective 3	Anthony Vavayis and Associates	23/01/2019
S4.55-D1000 B	Ground Level Floor Plan	Anthony Vavayis and Associates	01/05/2019
S4.55-D1001 A	Level 1 Floor Plan	Anthony Vavayis and Associates	23/01/2019
S4.55-D1002 A	Level 2 Floor Plan	Anthony Vavayis and Associates	23/01/2019
S4.55-D1003 A	Level 3 Floor Plan	Anthony Vavayis and Associates	23/01/2019

S4.55-D1004 B	Roof Plan	Anthony Vavayis and Associates	01/05/2019
S4.55-D1005 A	Ground Floor Plan (showing basement level)	Anthony Vavayis and Associates	23/01/2019
S4.55-D2000 A	Site Sections	Anthony Vavayis and Associates	23/01/2019
S4.55-D3000 A	Site Elevations	Anthony Vavayis and Associates	23/01/2019
S4.55-D3001 A	Building A Elevations SE + SW	Anthony Vavayis and Associates	23/01/2019
S4.55-D3002 A	Building A Elevations NE + NW	Anthony Vavayis and Associates	23/01/2019
S4.55-D3003 A	Building B Elevations SW + SE	Anthony Vavayis and Associates	23/01/2019
S4.55-D3004 A	Building A Elevations NE + NW	Anthony Vavayis and Associates	23/01/2019
Job SS18-3998, Dwg. L-000, Issue B	Landscape Plans Cover Sheet	Site Image	29/04/2019
Job SS18-3998, Dwg. L-C100, Issue B	Landscape Masterplan Render	Site Image	29/04/2019
Job SS18-3998, Dwg. L100, Issue B	Landscape Masterplan	Site Image	29/04/2019
Job SS18-3998, Dwg. L-101, Issue B	Landscape Plan A	Site Image	29/04/2019
Job SS18-3998, Dwg. L-102, Issue B	Landscape Plan B	Site Image	29/04/2019
Job SS18-3998, Dwg. L-103, Issue B	Landscape Plan C	Site Image	29/04/2019
Job SS18-3998, Dwg. L-104, Issue B	Landscape Plan D	Site Image	29/04/2019
Job SS18-3998, Dwg. L-501, Issue B	Landscape Specification & Plant Schedule	Site Image	29/04/2019
Job SS18-3998, Dwg. L-502, Issue B	Landscape Detail	Site Image	29/04/2019
Job 161922, Dwg. C04.01, Rev. 2	Civil Engineering Works – Siteworks and Stormwater Management Plan	Northrop	24/04/2019

Document Title	Prepared by	Date
Bushfire Protection Assessment (letter and report)	Eco Logical Australia	21 April 2017
Stormwater Management Report (except where superseded by the approved civil engineering plans dated 24 April 2018 by Northrop)	Mott MacDonald	January 2016
Waste Management Plan	Kathy Davies	7 February 2016
E-mail to Council Describing Additional Operational Matters	Kathy Davies	8 November 2016
Geotechnical Investigation - Lot 833 & 832, Cnr Hermitage Way and Gregory Hills Drive, Gledswood Hills, Reference STC-1395-15054 / GTI, v1 Final	ADE Consulting Group	30 October 2018
Hermitage Health Care Gledswood Hills - Acoustic Base Building Schematic Design Report, Reference S180661RP1 Revision A	Resonate Consultants	23 January 2019

Modification of Condition 1.0(3) to Read:

(3) **Modified Documents and Plans** - The development shall be modified as follows:

- a) Signage and line marking shall be implemented at the intersection adjacent to the hydrant on ground floor in order to promote safety and ensure motorists safety as the intersection is close to the driveway access.
- a) One left turn lane only to exit onto The Hermitage Way must be provided.
- b) A combined left and through arrow must be used at the end of the drop off zone to indicate both movements are possible.
- c) A through and left arrow at the access to the ramp to the level 1 car park must be provided to ensure vehicles are placed in the centre of this circulating driveway to be able to execute a left turn at the ramp entry.
- d) The wall adjacent to the ambulance bay must be replaced with line marking to ensure vehicles accessing this bay can be seen and have adequate sight distance when exiting the bay.
- e) 38 bicycle parking spaces must be provided.
- f) Sun-shading devices for all building windows facing north west or west must be incorporated provided.
- g) All fencing must be open-style, dark coloured and constructed of metal.
- h) The fencing along the north eastern boundary must be set back at least 1m from The Hermitage Way property boundary.
- i) Any required roof mounted mechanical plant and equipment, including any visual/acoustic screening thereof, in addition to the roof mounted equipment shown on the approved plans must be no higher than 15m above finished ground level and be suitably integrated into the design of the building.
- j) A 7m building setback shall be provided from Gregory Hills Drive.

Amended plans or documentation demonstrating compliance shall be provided to the Certifying Authority and Council prior to the issue of a Construction Certificate.

Modification of Condition 2.0(11) to Read:

(11) **Detailed Landscape Plan** - A detailed landscape plan must be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority.

The detailed landscape plan must incorporate the following:

- Provide additional landscaping along the site's The Hermitage Way frontage to soften and screen the appearance of the fire hydrant booster, the doors to the ground floor pump room, MSB and substation rooms and the multi-storey car park entry/exit.

- Provide additional landscaping along the site's The Hermitage Way frontage to mitigate car headlight glare upon dwellings facing the site on the opposite side of The Hermitage Way.
- Provide landscaping compatible with the adjoining 'Camden Medical Campus' development in the landscaped areas adjoining the site's north eastern boundary to provide additional softening for the approved development.
- Provide green wall planter landscaping around the north western side of the multi-storey car park.

Modification of Condition 4.0(24) to Read:

- (24) **Salinity Management Plan** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the document titled "Geotechnical Investigation - Lot 833 & 832, Cnr Hermitage Way and Gregory Hills Drive, Gledswood Hills", Reference STC-1395-15054 / GTI, v1 Final, prepared by ADE Consulting Group dated 30th October 2018.

Modification of Condition 5.0(18) to Read:

- (18) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following restriction to user:
- All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within report titled "Geotechnical Investigation - Lot 833 & 832, Cnr Hermitage Way and Gregory Hills Drive, Gledswood Hills", Reference STC-1395-15054 / GTI, v1 Final, prepared by ADE Consulting Group dated 30th October 2018.

Modification of Condition 6.0(2) to Read:

- (2) **Number of Employees** - The number of people working in the private hospital shall not exceed 100 at any given time.