

Modification of Minister's Approval

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

As delegate of the Minister for Planning, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

SCHEDULE 1

Project Approval:

MP 10_0070 granted by the Minister for Planning on 3 March 2011

For the following:

Staged Alterations and Additions to Sydney Adventist Hospital Wahroonga, including:

- Staged expansion and refurbishment of the Clinical Services Building;
- Refurbishment of existing hospital buildings;
- Construction of 3-4 storey Education Centre;
- Demolition and construction of new Shannon Wing;
- Relocation of Bethel House and Memorial Fountain to create the Merritt Kellogg Museum;
- Multi-level car park for 922 spaces;
- Expanded at-grade staff car parks for additional 86 spaces;
- Temporary car park for 258 cars during construction;
- Construction of Concourse;
- New entry to hospital;
- New perimeter road around multi-level car park, to connect to existing access road; and
- New and upgraded landscaping.

Modification:

MP 10_0070 MOD 7: the modification seeks to make changes to requirements in relation to delivery of roadworks.

SCHEDULE 2

The above approval (MP 10_0070) is modified as follows:

- (a) Schedule 2 Part A – Terms of Approval – Condition A10 is added as follows:

A10 Delivery of Roadworks

- (1) **The following roadworks are required to be delivered in accordance with the conditions of this approval:**
- (a) **reconstruction of (including upgrading of the existing traffic signals) the intersection of The Comenarra Parkway and Fox Valley Road;**
 - (b) **upgrade the main Hospital entry intersection on Fox Valley Road including traffic signals and associated roadworks;**
 - (c) **widening Fox Valley Road between The Comenarra Parkway and the northern boundary of the site to accommodate two travel lanes in each direction;**
 - (d) **widening The Comenarra Parkway between Fox Valley Road and Browns Road to provide an eastbound kerbside approach of 210m to and a westbound kerbside departure of 85m from the Comenarra Parkway and Fox Valley Road intersection;**
 - (e) **upgrade of the intersection of Browns Road and The Comenarra Parkway to a seagull arrangement where agreed by Council; and**
 - (f) **upgrade of the existing intersections of Fox Valley Road with Lucinda Avenue and with Ada Avenue if needed to ensure satisfactory levels of service to the intersections.**
- (2) **The following contributions are to be made in accordance with the conditions of this approval:**
- (a) **A monetary contribution to TfNSW towards the upgrading of the Pacific Highway and Fox Valley Road intersection, comprising an amount of \$309,833 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index);.**
 - (b) **A monetary contribution to TfNSW in the amount of \$670,000 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index) toward the upgrade of the Pacific Highway and Fox Valley Road intersection in lieu of upgrading The Comenarra Parkway and Kissing Point Road**

- (b) Schedule 2 Part D – During Construction – Condition D22 is added as follows:

D22 Further Traffic Study

Within 3 months of the commencement of construction of the new Shannon Wing in Stage 3, the Proponent is to carry out an updated traffic impact assessment (TIA) on the operation of the intersections of Fox Valley Road and Lucinda Avenue and Fox Valley Road and Ada Avenue to the satisfaction of the Department and submit a copy of the assessment to Council.

The TIA must consider the performance of the intersections following completion and full occupation of Stage 3. Where the TIA identifies that either of the intersections would operate at below satisfactory levels of performance at peak times, the study is to include recommendations for mitigation measures and/or intersection upgrades to enable the intersections to operate satisfactorily. Where such measures or upgrades are identified, the Proponent is to immediately enter into discussions with Council to ensure the implementation and delivery of the recommendations in accordance with Condition E1.

- (c) Schedule 2 Part D – During Construction – Condition D23 is added as follows:

D23 Traffic Upgrade works

Within 2 months of the approval of MOD 7, the Proponent is to carry out a detailed survey of the intersection of Browns Road with The Comenarra Parkway and provide a concept design to the relevant standards to the satisfaction of Council to determine whether a Seagull arrangement as discussed with Council in August 2022 can be achieved at the site.

Where Council determines that the intersection upgrade can be achieved, a detailed design of the intersection upgrade is to be finalised to the satisfaction of Council within 4 months from the approval of MOD 7 and operational within 18 months from the approval of MOD 7.

- (d) Schedule 2 Part E – Prior to issue of an Occupation Certificate / Prior to Operations – Condition E1 is amended by the insertion of **bold and underlined** words/numbers and deletion of **~~bold and struck out~~** words/numbers as follows:

E1 Transport and Access

Prior to issue of Occupation Certificate, road upgrade works relative to the stages of the hospital development as outlined in the Accessibility of Transport, Traffic and Parking Implications, prepared by Transport and Traffic Planning Associates, dated July 2010, as amended by MP10_0070 MOD 2, shall be undertaken. These works include:

Stage 1

- (a) ~~Initial upgrade at The Comenarra Parkway/Fox Valley Road intersection.~~
- (b) ~~Install 'No Parking' along Fox Valley Road in accordance with the requirements of the Ku-ring-gai Traffic Committee and Council.~~
- (c) ~~Upgrade the hospital access intersection with an additional egress lane (LT 'slip lane').~~

Stage 3

- (d) ~~Ultimate upgrade at The Comenarra Parkway/Fox Valley Road intersection.~~
- (e) ~~Upgrade scheme at Pacific Highway/Fox Valley Road intersection.~~

Prior to the issue of an Occupation Certificate or the dates as indicated below for each specific requirement, the following road upgrade requirements are to be met by the Proponent:

- (a) reconstruction of (including upgrading of the existing traffic signals) the intersection of The Comenarra Parkway and Fox Valley Road – prior to the issue of an Occupation Certificate for Stage 1 or by April 2021;
- (b) Install 'No Parking' along Fox Valley Road in accordance with the requirements of the Ku-ring-gai Traffic Committee and Council – prior to the issue of an Occupation Certificate for Stage 1 or by April 2021
- (c) upgrade the main Hospital entry intersection on Fox Valley Road including traffic signals and associated roadworks – prior to the issue of an Occupation Certificate for Stage 1 or by April 2021
- (d) widening Fox Valley Road between The Comenarra Parkway and the northern boundary of the site to accommodate two travel lanes in each direction – prior to the issue of an Occupation Certificate for Stage 3 or by June 2025 (whichever occurs earlier)
- (e) widening The Comenarra Parkway between Fox Valley Road and Browns Road to provide an eastbound kerbside approach of 210m to and a westbound kerbside departure of 85m from the Comenarra Parkway and Fox Valley Road intersection – within 18 months from the approval of MOD 7;
- (f) upgrade of the intersection of Browns Road and The Comenarra Parkway to a seagull arrangement in accordance with any design finalised under condition D23 – within 18 months from the approval of MOD 7;
- (g) upgrade of the intersections of Fox Valley Road with Lucinda Avenue or undertake other

measures as agreed with Council in accordance with Condition D22, where needed to ensure satisfactory levels of service to the intersection – prior to the issue of an Occupation Certificate for the new Shannon Wing in Stage 3:

- (h) upgrade of the intersections of Fox Valley Road with Ada Avenue or undertake other measures as agreed with Council in accordance with Condition D22, where needed to ensure satisfactory levels of service to the intersection – prior to the issue of an Occupation Certificate for the new Shannon Wing in Stage 3:
- (i) make a monetary contribution to TfNSW towards the upgrading of the Pacific Highway and Fox Valley Road intersection, comprising an amount of \$309,833 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index) – prior to the issue of an Occupation Certificate for Stage 3 or within 6 months from the approval of MOD 7 (whatever occurs earlier)
- (j) make monetary contribution to TfNSW in the amount of \$670,000 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index) toward the upgrade of the Pacific Highway and Fox Valley Road intersection in lieu of upgrading The Comenarra Parkway and Kissing Point Road – prior to the issue of an Occupation Certificate for Stage 3 or within 6 months of the approval of MOD 7 (whatever occurs earlier).

End of Modification
(MP 10_0070 MOD 7)