

Mr David Wenkart  
Executive Director  
Macquarie Health Corporation Limited  
301 Catherine St  
Leichhardt NSW 2040

12/02/2021

Dear Mr Wenkart

**Alterations and Additions to President Private Hospital (SSD-10320)  
Response to Submissions**

The exhibition of the EIS for the above proposal ended on Wednesday 3 February 2021. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at [www.planningportal.nsw.gov.au/major-projects/projects](http://www.planningportal.nsw.gov.au/major-projects/projects).

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000. Please provide a response to the issues raised in these submissions, in particular the concerns raised by Heritage NSW and Sutherland Shire Council, within two months.

The Department has also identified that the following issues require your response:

- Hotham House was only recently listed in Sutherland Local Environmental Plan 2015 as a local heritage item and is highly regarded by the local community. Opportunities for the inclusion/retention of Hotham House (i.e. adaptive reuse of the building) in the overall design is to be further investigated and presented demonstrating, through revised schemes, that all options have been considered.
- further justification is required to show how the proposal would provide a high level of environmental amenity for the surrounding residential properties. The Urban Design Report fails to satisfactorily demonstrate that the bulk and scale of the proposed development is sympathetic with the surrounding (predominantly one to two storey) residential character.
- expected light spill impacts on residential properties adjoining the northern boundary of the hospital site are to be further addressed. The use of trees to block the light spill isn't considered a satisfactory resolution, especially when the hospital is proposed to operate 24 hours a day, seven days a week. It is therefore requested that a more acceptable resolution of light spill is provided.
- details of privacy shall be provided in relation to windows overlooking the private gardens of adjoining residential properties, such as frosted or highlight windows, thereby maintaining natural light to hospital rooms whilst protecting the privacy of neighbouring properties.
- to address the consistency of the development with the R2 zone objectives.
- appropriate flood/drainage measures are to be provided at the carpark entrances, particularly the west carpark, where the site is flood affected. Additionally, in accordance with Council's comments the flood model, flood report and architectural drawings are all to

be updated and resubmitted with the necessary investigative details that have been requested by Council.

- the Section 04 architectural diagram within the architectural plans package appears to demonstrate a height exceeding 15m, whereas the EIS states that the highest point of the proposal within the SP1 zone will be below 15m. In addition, for the portions of the development which fall into the R2 zone, the height restriction is 5.5m and therefore the proposed building height of 7.5m exceeds this requirement. It is therefore requested that a clause 4.6 variation be prepared justifying the LEP non-compliances.
- further consideration is to be given to reconfiguring the design of the proposed development to retain significant trees on site (noting that the four trees currently proposed for removal are considered by the Department to provide significant landscape contribution)
- as suggested in Council's submission, for safety reasons consideration should be given to providing a slip lane at the President Ave entry to the carpark with a separate exit to President Avenue for the proposed site. Consideration of this option should be investigated, and the outcome of the investigation provided.
- A parking survey should be undertaken having regard to similar sized private hospital developments with more than 180 beds and 100 staff in order to determine if the proposed parking rates to support that parking demand is satisfactory for the proposal and sufficient parking is proposed.
- The Traffic and Parking Impact Assessment (TPIA) provided as part of the proposed development does not address TfNSW policies for integrating transport with land use, or the requirements of the Sutherland Shire Development Control Plan (DCP) 2015 regarding off-street bicycle parking and end of trip facilities. The application is to be amended including the TPIA to satisfy the minimum requirements of the Sutherland Shire DCP 2015 in regard to the provision of adequate and suitably located secure end of trip facilities and off-street bicycle parking in accordance with Australian Standard 2890.3.
- Submit an updated preliminary Green Travel Plan that responds to the mode split assumptions contained in the updated TPIA and also responds to the specific documents relating to hospital green travel plans at:  
<http://data.mysydney.nsw.gov.au/Travel+Choices/Travel+Plan+Toolkit+Hospital+Precinct.pdf>

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Rowan McKay, who can be contacted on (02) 9995 5692 or via email at [rowan.mckay@planning.nsw.gov.au](mailto:rowan.mckay@planning.nsw.gov.au)



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**as delegate for the Planning Secretary**