



Gurinder Walia - 9710 0362
File Ref: DN09/0001

9 April 2013

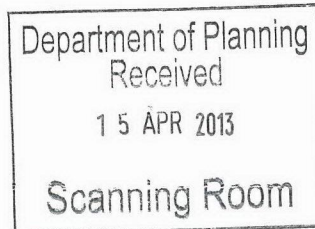


PCU043438

Metropolitan & Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Roy Wong

Dear Sir,



Proposal: Section 75W referral to modify approved development at Kareena Private Hospital (your ref: MP08_0169 MOD 1)
Property: 86 Kareena Road Caringbah

I refer to the Department's correspondence dated 21 March 2013 inviting comment on proposed modifications to the project approval for Kareena Private Hospital. The modifications generally involve additional elevated floor area off the eastern and southern sides of the 'middle wing' of the ground floor level. This will provide two new operating theatres and storage area. The operating theatres will be elevated over approved carparking.

Council's comments are based on drawings numbered KPH-P-1c rev 1 Proposed Ground Floor Plan, KPH-P-1a rev 1 Plan – Ground Floor Option 3, KPH-E-3 rev 1 Elevations – Original DA Configuration, KPH-E-2 rev 1 Elevations – Theatre Extension, KPH-P-SHAD rev 1 Site Plans – Shadows 21 June & 21 December 3pm dated 27.11.12 prepared by Health Projects International and drawing Job No. PSA 7536 drawing No DA-08 rev J dated 19.11.2008 prepared by Hassell Pty Ltd.

A summary of the issues with comments are put for your consideration.

1. Impact on parking and access aisles below

The application proposes an easterly extension of approximately 5.5m, in addition to the extension already approved. The extension is shown to be supported by columns which appear to be located within the aisle or carspaces immediately below, thus affecting vehicular accessibility and use of the car park. In addition, the plans seem to indicate a very low head clearance as a result of beams and/or RFC panels.

The method of structural support must be reconsidered so as to ensure the extension does not impact upon parking and manoeuvring. The head clearances required by

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AS2890, including those required to facilitate parking for persons with a disability, must be observed.

2. Privacy

The eastern elevation appears to show windows within RFC wall panels. The window sill height and type of glazing is unclear. To minimise privacy impacts upon the adjacent rear yards to the east, Council recommends the use of highlight windows or opaque glazing or external louvres set at an angle/direction to only permit outlook away from residential rear yards.

Council strongly supports the proposed modifications, subject to the above matters being resolved.

If you have any further information or clarification of the above please contact Gurinder Walia on 9710 0362.

Yours faithfully



Peter Barber
Manager – Coastal Environmental Assessment Team
For J W Rayner
General Manager