



CF/RS
15479
5 April 2016

Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally

**MODIFICATION TO MP10_0091
SYDNEY SOUTHWEST PRIVATE HOSPITAL**

We are writing on behalf of Healthscope Operations Pty Ltd to request that the Minister (or his delegate) modify Project Application approval MP 10_0091 pursuant to the savings provisions under clause 2(1)(b) of Schedule 6(A) of the *Environmental Planning and Assessment Act 1979*. Section 75W of Part 3A continues to apply to modifications of Part 3A consents referred to in clause 8J(8) of the *Environmental Planning and Assessment Regulations 2000*.

The project approval for development of the site, as described in Section 1.0 of this letter, was granted by the Director General as delegate of the Minister on 11 July 2011, subject to conditions.

This proposed modification seeks approval for the reconfiguration of the approved building extension to suit the current operational needs of the hospital.

The proposed modification should be read in conjunction with the following supporting documentation appended to this letter:

- Modification application form and landowners consent;
- Architectural Plans prepared by SKAr (**Attachment A**)
- Transport Report prepared by Transport and Traffic Planning Associates (**Attachment B**);
- Certificate of ESD Design Intent prepared by Kuttner Collins & Partners (**Attachment C**); and
- BCA Report prepared by McKenzie Group (**Attachment D**).

1.0 BACKGROUND

Development consent MP 10_0091 was approved by the Minister on 14 July 2011. The approved development involved the construction of a four level hospital extension (plus one level of car parking below and a single level of plant above) of approximately 4,414m² gross floor area. The extension included:

- one level of parking;
- operating theatres;
- inpatient bedrooms;

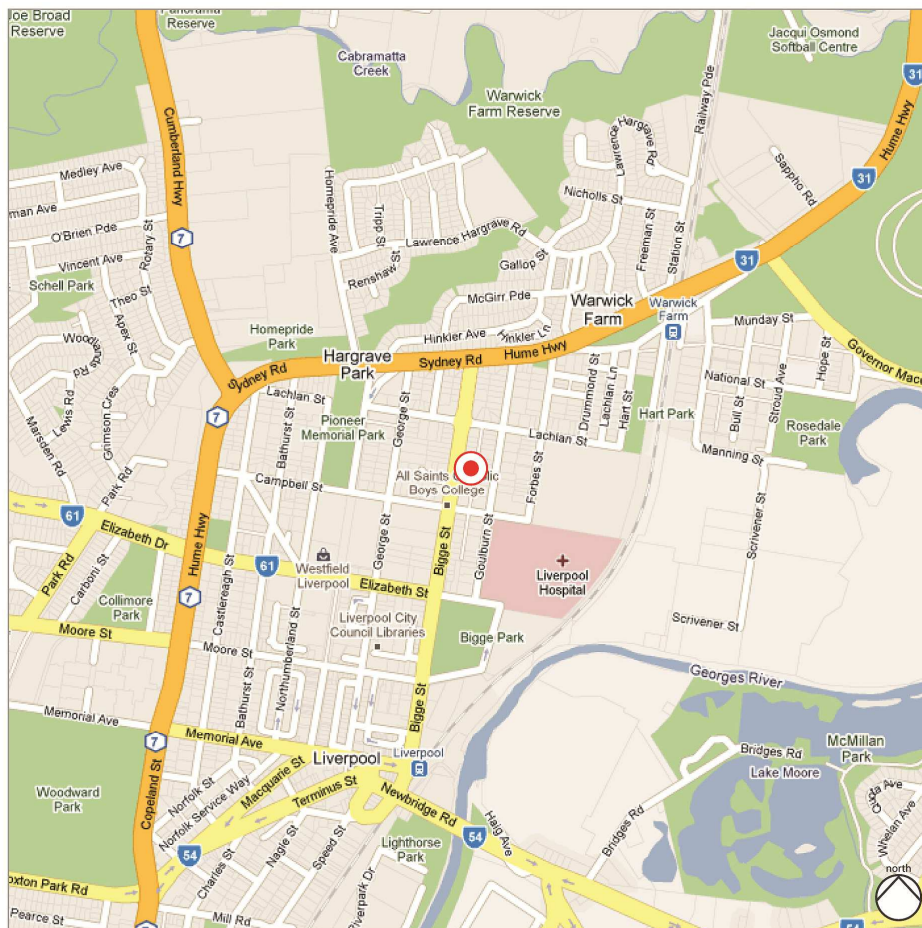
- a mental health unit;
- medical consulting rooms; and
- ancillary and support rooms.

The construction of the hospital extension has only now become economically feasible. However, to better suit the current needs of the hospital it is proposed to amend the approval.

It should be noted that the works will shortly be physically commenced, before the consent lapses on 14 July 2016. This physical commencement will relate to works that are common between the approved development and the amended design described in this application.

2.0 THE SITE

The subject site is known as 24-40 Bigge Street, Liverpool. The site is located to the north east of the Liverpool town centre, and is located approximately 800 metres north of Liverpool railway station and approximately 750 metres south west of Warwick Farm railway station (**Figure 1**).



 The Site
Figure 1 – Location Map
 Source: Google Maps

The site is regular in shape, has a total area of approximately 6,962m² and has a street frontage of 145 metres to Bigge Street. The site is bounded by Bigge Street to the west and a small public service lane (known as the Goulburn Serviceway) to the rear and eastern side of the site. An aerial plan showing the site and its surrounds is provided at **Figure 2**. The at grade car park on the development site was approved and constructed after the approval of MP 10_0091, via a development application to Liverpool City Council.



Figure 2 – Aerial photo, showing the existing hospital (red) and extension development site (blue).
Source: Nearnmap

3.0 PROPOSED MODIFICATION

The proposed modification seeks to reconfigure the approved building extension to suit the current operational needs of the hospital and minor internal alterations to the existing hospital building. The proposal will include additional parking spaces within a new basement level and the approved uses will be rearranged within the building extension.

The building envelope will remain largely consistent with the approved design and the setback to Bigge Street will be slightly increased from 4m to approximately 5m. The overall building height will not change and the GFA will be amended to 5,081m². The design of the building's façade will also be altered.

It is proposed to remove the formal requirement for a 4 star Green Star design rating target. It should be noted that is proposed to retain the ESD initiatives as detailed in the original Environmental Assessment.

No changes to the approved landscaping design are proposed.

A floor by floor summary of the proposed modifications is included at **Table 1** and full details of the proposal are included in the Architectural Plans at **Attachment A**.

Table 1 – Proposed modifications by level

Level	Proposed Modifications
Basement	An additional basement level will be provided containing 36 car parking spaces.
Level 00	- Reconfiguration of parking area and services to accommodate the access ramp to the new parking level. - Vehicular access to the building will remain consistent with the originally approved development.
Level 1	- Internal modifications to include six operating theatres within the centre of the building extension and three support spaces around the perimeter. - Relocation of elevators with three elevators provided at the south western corner and a fourth elevator provided in the south eastern corner of the building extension. - Minor internal changes to the existing hospital. - The external substation will be moved further south along Bigge Street to allow for a redesigned entry, including a 1:20 access ramp to replace the previously proposed 1:10 ramp.
Level 2	- Internal modifications to include the conversion of some two bedroom ensuite rooms to one bedroom ensuite rooms. The total number of rooms will remain consistent (24), however the number of beds will be reduced from 31 to 24. - Staff stations, storage, offices and other support areas will continue to be provided in the centre of the building extension.
Level 3	Internal modifications to change the use from 19 patient bedrooms and support areas to nine consultations suites and one support/staff room.
Level 4	- Level 4 will be modified to remove 13 consultation suites which will be replaced with 20 one bedroom ensuite rooms. - Support rooms are proposed in the centre of the building extension and dining and activity rooms are provided on the southern side. - A new courtyard will be provided with sunlight provided through a void in the upper levels.
Level 5	The plant room at Level 5 will be reduced in size and repositioned to allow a new void to be provided, allowing sunlight into the new courtyard on Level 4.
Level 6 (roof)	A new void will be provided to allow sunlight into the courtyard on Level 4.

To implement the modifications described above, this application seeks to modify Schedule 2 and Condition A2 of the original consent for MP 10_0091. The proposed amended wording of the relevant conditions is identified below. Words proposed to be deleted are shown in ~~bold-strike through~~ and words to be inserted are shown in ***bold italics***.

Development in Accordance with Plans and Documents

A2. The development will be undertaken in accordance with the following drawings and documents:

Environmental Assessment titled Project Application Environmental Assessment Report, 24-40 Bigge Street, Liverpool, Sydney Southwest Private Hospital, submitted to Department of Planning on behalf of Healthscope, dated October 2010, prepared by JBA Planning, <i>or as otherwise amended by this application.</i>			
Preferred Project Report titled Response to Submissions, 24-40 Bigge Street, Liverpool, Sydney Southwest Private Hospital, submitted to Department of Planning on behalf of Healthscope, dated April 2011, prepared by JBA Planning, <i>or as otherwise amended by this application.</i>			
Statement of Commitments at Schedule 3, prepared by JBA Planning, dated April 2011.			
Architectural (or Design) Drawings prepared by Woods Bagot SKAr			
Drawing No.	Revision	Name of Plan	Date
A1000	B C	SITE & SETOUT SERIES- SITE LOCATION PLAN	24-09-10 JANUARY 2016
A1001	N/A C	SITE & SETOUT SERIES- EXISTING SITE SURVEY	24-09-10 JANUARY 2016
A1100	B	SITE & SETOUT SERIES- SITE ANALYSIS PLAN	24-09-10 JANUARY 2016
<i>A2200</i>	<i>A</i>	<i>LEVEL BASEMENT</i>	<i>JANUARY 2016</i>
A2201	L F	FLOOR PLANS- LEVEL 00	24-09-10 JANUARY 2016
A2202	L F	FLOOR PLANS- LEVEL 01	24-09-10 JANUARY 2016
A2204	L E	FLOOR PLANS - LEVEL 02	24-09-10 JANUARY 2016
A2205	L E	FLOOR PLANS - LEVEL 03	24-09-10 JANUARY 2016
A2206	L E	FLOOR PLANS- LEVEL 04	24-09-10 JANUARY 2016
A2207	L E	FLOOR PLANS - LEVEL 05	24-09-10 JANUARY 2016
A2208	F	FLOOR PLANS- LEVEL 06 <i>ROOF</i>	24-09-10 JANUARY 2016
A3000	F E	ELEVATIONS- EAST ELEVATION	24-09-10 JANUARY 2016
A3001	F	ELEVATIONS- NORTH ELEVATION	24-09-10 JANUARY 2016
A3002	F D	ELEVATIONS- WEST ELEVATION	24-09-10 JANUARY 2016
A3003	F E	ELEVATIONS- SOUTH ELEVATION	24-09-10 JANUARY 2016
A3004	F E	ELEVATIONS- SITE CHARACTER NORTH & WEST	24-09-10 JANUARY 2016
A3100	F	SECTIONS- SECTION 01	24-09-10 JANUARY 2016
A3101	F	SECTIONS- SECTION 02	24-09-10 JANUARY 2016
<i>A3102</i>	<i>G</i>	<i>SECTION 03</i>	<i>JANUARY 2016</i>
A9300	B	DRAWING SCHEDULES- EXTERNAL FINISHES BOARD	24-09-10 JANUARY 2016

B2 Ecologically Sustainable Development

The project ~~shall achieve a minimum 4 star Green Star design rating and~~ shall implement the ESD principles and design measures outlined within the EA.

3.5 BCA and Accessibility

The proponent commits to providing a development which is compliant with the BCA 2010 and developing alternative solutions where practicable as outlined in the BCA Report prepared by ~~Blackett Maguire + Goldsmith McKenzie Group~~.

4.0 PLANNING AND ENVIRONMENTAL ASSESSMENT

The Environmental Assessment Report submitted with the original application addressed the following environmental impacts:

- | | |
|---|--------------------------------|
| ■ Urban design and built form | ■ BCA |
| ■ Traffic, Transport and Parking | ■ Accessibility |
| ■ Crime and Public Safety | ■ Waste |
| ■ Ecological Sustainable Development | ■ Air and Odour Quality |
| ■ Stormwater and Drainage | ■ Flora and Fauna |
| ■ Contamination and Geotechnical Assessment | ■ Heritage |
| ■ Salinity | ■ Hazardous Goods |
| ■ Noise | ■ Construction Management |
| | ■ Economic and Social Benefits |

The planning assessment of the proposed modified development remains generally unchanged with respect to the above matters. The following matters however warrant further assessment.

Built Form

The modification is largely consistent with the approved envelope for the building extension which is proportionate to the existing scale and massing of development within the locality. The overall height will not be modified and is well within the maximum height limit of 35m for the site. The building envelope is unchanged with the exception of a 1 metre increase to the Bigge Street setback.

The façade is proposed to be modified and a revised external finishes sheet is included in the Architectural Plans at **Attachment A**. The new design continues to respond to the internal arrangements of the extension whilst using a combination of materials to provide visual interest and that relate to the character of the area.

Car Parking

An additional 74 spaces are proposed to be provided as part of the modification which will result in a net total of 122 spaces for the hospital site.

The Liverpool DCP 2008 provides the following parking rates for hospitals within the Liverpool CBD:

- 1 space per 100m² of floor area;
- 3 spaces per 100 spaces provided for disabled parking;
- 1 motorcycle space per 20 car parking spaces; and
- 1 bicycle space per 200m² of floor area.

The existing hospital building has a floor area of 7,164m² and has 114 parking spaces (49 of which are within the at grade car park that will be redeveloped for the hospital expansion). The proposed extension to the hospital will result in a total floor area of 12,245m² and a total of 122 car spaces.

The proposed total car parking provision will meet the DCP requirements.

It is also proposed to provide a total of six accessible spaces for people with a disability, three motorbike spaces and bicycle spaces which are consistent with the requirements of the DCP.

Traffic

The original assessment included traffic surveys to measure the number of vehicle accessing the existing car park areas and porte-cochere during both the morning and afternoon peak periods. The movements have since been increased as a result of the provision of the temporary 49 staff parking spaces. The proposed amendments result in an overall reduction in car parking spaces, and therefore the traffic impact will be reduced.

The traffic study notes that while the total traffic movements generated by the expanded hospital will not be insignificant, they will be spread between:

- Two separate combined ingress/egress driveways on the Serviceway; and
- Two separate combined ingress/egress driveways as well as a porte-cochere driveway on Bigge Street.

Regular gaps are provided in the vehicle flows along Bigge Street by the operation of the traffic signals to the south and the roundabout and traffic signals to the north. The existing driveways are utilised and these have not experienced any difficulty or safety concerns in the past. Accordingly, the modifications will not result in any adverse traffic consequences as a result of the proposed development scheme.

ESD

It is proposed to continue to implement the ESD initiatives as approved. However, it is not proposed to formally submit the design of the building to GBCA for certification. This proposed amendment does not relate to the design or operation of the building, but only to the certification process. It should be noted that in terms of energy use, the project will be designed to comply with Section J of the BCA.

Kuttner Collins & Partners have prepared a Certificate of ESD Design Intent (refer Attachment C) that confirms that the design documentation of the works will meet or exceed the requirements of the Building Code of Australia Section J and provide a level of sustainability and energy efficiency equivalent to a 4 star Green Star rated Health Building.

BCA

McKenzie Group has undertaken a review of the modified proposal for compliance with the Building Code of Australia (BCA) and prepared a Preliminary Report (**Attachment D**).

The building is assessed as a 'health care building' in accordance with the provisions of the BCA and contains Class 5, 7a and 9a facilities for the purposes of the BCA. The report provides measures to be incorporated into the detailed design documentation to achieve compliance with the BCA. It is considered that any required changes can be adequately addressed at the construction certificate stage without generating any inconsistencies with the Project Approval.

5.0 CONCLUSION

In our view, the scope of modifications sought in the context of the original approval is minor. The proposed provision of additional car parking and reconfiguration of the building extension will not present any significant new or increased environmental impacts, rather it will improve the usability of the facility and ensure that it is fit for purpose.

We trust this request for a modification contains all the necessary information and can be processed promptly to allow the proposed building extension to proceed consistent with the original approval. Consistent with the provisions of relevant legislation, please find enclosed the s75W modification application form and the requisite landowner's consent.

If you have any queries or would like to discuss this matter further, please do not hesitate to contact me on 9956 6962 or rstark@jbaurban.com.au.

Yours sincerely



Robert Stark
Principal Planner