ETHOS URBAN

21 December 2017
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Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

RE: SECTION 75W MODIFICATION TO PART MP10-0091 – SOUTH WEST SYDNEY HOSPITAL 24-40 BIGGE STREET, LIVERPOOL

Dear Ms McNally,

We are writing to you on behalf of Healthscope Operations Pty Ltd, requesting the minister (or delegate) will modify Project Application approval MP10_0091 pursuant to the savings provisions under Clause 2 (1)(b) of Schedule 6(A) of the *Environmental Planning and Assessment Act* 1979 (EP&A Act). Section 75W of Part 3A continues to apply modifications of Part 3A consents referred to in Clause 8J (8) of the *Environmental Planning and Assessment Regulations 2000*.

This modification seeks approval for the stratum subdivision of Lot 21 in DP 1197765 to reflect the additional level of consulting suites on Level 4 as part of the extension to the South West Sydney Hospital.

This letter describes the proposed modifications to the approved development, and includes an assessment of the proposal against the relevant considerations of the EP&A Act. It should be read in conjunction with Project Application MP 10_0091 and the Stratum Subdivisions Plans prepared by David Saxon McCulloch (**Attachment A**).

1.0 Background

Development consent MP 10_0091 was approved by the Minister on 14 July 2011 for the construction of a fourlevel hospital extension, covering approximately 4,414m^2 of gross floor area (GFA). The extension included;

- one level of parking;
- operating theatres;
- inpatient bedrooms;
- a mental health unit;
- medical consulting rooms;
- and ancillary and support rooms.

The application has since been modified as follows:

- On 26 May 2016, the Minister of Planning under delegation granted approved for the amendments to the building footprint and building envelope, which saw an increase in floor space (640m^2), an additional level of parking, internal layout changes and external design amendments (MOD 1);
- On 18 July 2017, a second modification was approved for staged construction, which captured other minor internal and external design amendments (MOD 2); and
- On 23 October 2017, a third modification was approved for the stratum subdivision of Lot 21 in DP 1197765 into two stratum lots (Lot 200 and Lot 201) (MOD 3).

Plans were then further modified by way of a Complying Development Certificate (CDC) (issued by a private certifier), permitting the mental health facilities to now be used for the purpose of medical suites on Level 4.

This application will constitute the forth modification to the original consent.

2.0 Description of the Proposed Development

2.1 Overview of the Proposed Development

The proposed modification will seek approval for the stratum subdivision of Lot 201 in DP 1197765 into two stratum lots (Lot 200 and Lot 201) as detailed at the stratum subdivision plans at **Appendix A**. The proposed stratum subdivision will separate the core hospital use from the new medical suites on Level 4. Following the creation of the stratum subdivision, the medical suites on Level 4 will be subdivided and sold to medical practitioners.

It is noted that the total gross floor area (GFA) for Lot 200 has increased by 11m^2 and Lot 201 has decreased by 11m^2 respectively. The shift in GFA is so the medical suite uses can be separated from the hospital uses located on site. Further, strata subdividing Level 4 will permit the consulting suites to be sold off to Doctors.

2.2 Modification to Project Approval 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 works to be inserted are shown in ***bold italics***.

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

Stratum Subdivision Drawings prepared by David Saxon McCulloch			
Drawing No.	**Revision**	**Name of Plan**	**Date**
	~~**A**~~ ***B***	*BASEMENT LEVEL* *PLAN PROPOSED SUBDIVISION OF LOT* *21 IN DP 1197765* ~~***(SHEET 1 OF 3)***~~ ***(SHEET 1 of 4)***	~~**25-9-17**~~ ***21.11.17***
	~~**A**~~ ***B***	*LEVEL 01* *PLAN OF PROPOSED SUBDIVISION OF LOT* *21 IN DP 1197765* ~~***(Sheet 2 of 3)***~~ ***(SHEET 2 of 4)***	~~**25-9-17**~~ ***21.11.17***
	~~**A**~~ ***B***	*LEVEL 03* *PLAN OF PROPSOED SUBDIVISION OF LOT* *21 IN DP 1197765* ~~***(SHEET 3 of 3)***~~ ***(SHEET 3 of 4)***	~~**25-9-17**~~ ***21.11.17***
	A	***LEVEL 04*** ***PLAN OF PROPSOED SUBDIVISION OF LOT*** ***21 IN DP 1197765*** ***(SHEET 4 of 4)***	***21.11.17***

Justification: Plans have been updated to reflect the stratum subdivision on Level 4 of Lot PT.201.

3.0 Substantially the same development

3.1 Liverpool Local Environmental Plan 2008

There are no relevant provisions under the Liverpool Local Environmental Plan (LEP) 2008. Car parking provisions are not relevant to the LEP as the site is not located in a B3 Commercial Core or B4 Mixed Use Zone.

3.2 Liverpool Development Control Plans

The proposed development is not seeking to amend the total GFA and therefore existing car parking rates will continue to apply to the site (**Table 1**). Under Part 4, Section 4.3 of the Liverpool Development Control Plan (DCP) 2008, the following car parking requirements are to be provided for a Hospital in the Liverpool Central Business District (CBD):

- *1 space per 100 m^2 of floor space; and*
- *Provide 2% of the total demand generated by a development, for parking spaces accessible, designed and appropriately signposted for use by persons with disabilities.*

Table 1 – Car Parking Assessment

Use	Area	Rate	Requirement	Provided
Hospital	9,279m^2	1 space per 100m^2 floor space	93	117
Medical Suites	2,936m^2		29	20
Total	**12,215**		**122**	**137**

As shown at **Table 1** the hospital generates a total parking demand for 123 car parking spaces overall (rounded up to nearest whole number). The hospital exceeds this and provides 137 car parking spaces (inclusive of 7 accessible parking spaces).

Medical Suite Car Parking

It is noted the DCP requires car parking according to floorspace and does not dedicate them to any use. **Table 1** shows the proposed stratum subdivision will provide parking that is generally consistent with the requirements of Part 4, Section 4.3 of the DCP, providing three additional parking spaces than is required by the DCP. Part 3.8, Clause 4.2 of Liverpool DCP relates to car parking requirements for health consulting rooms. The proposed stratum subdivision is consistent with the objectives of the DCP as the medical suites provide a greater than the amount of on-site car parking required, minimising reliance on on-street parking.

Accordingly, the proposed parking is reasonable and it is not considered necessary to provide a traffic and parking assessment report to justify the modification application. Equally, as the Hospital provides a compliant amount of car park spaces there would be no need to pay any monetary contributions to Council.

4.0 Conclusion

This proposed modification to the Project Approval is minor and has no material effect on the design or day-to-day functioning of the hospital. This modification will not result in any adverse environmental, social or economic impacts and accordingly, we recommend this Section 75W Modification be approved, subject to relevant conditions.

If you have any queries or would like to discuss this matter further, please don't hesitate to contact me on 9956 6962 or lmorabito@ethosurban.com.

Yours sincerely,

Laura Morabito
Junior Urbanist