

## ASSESSMENT REPORT

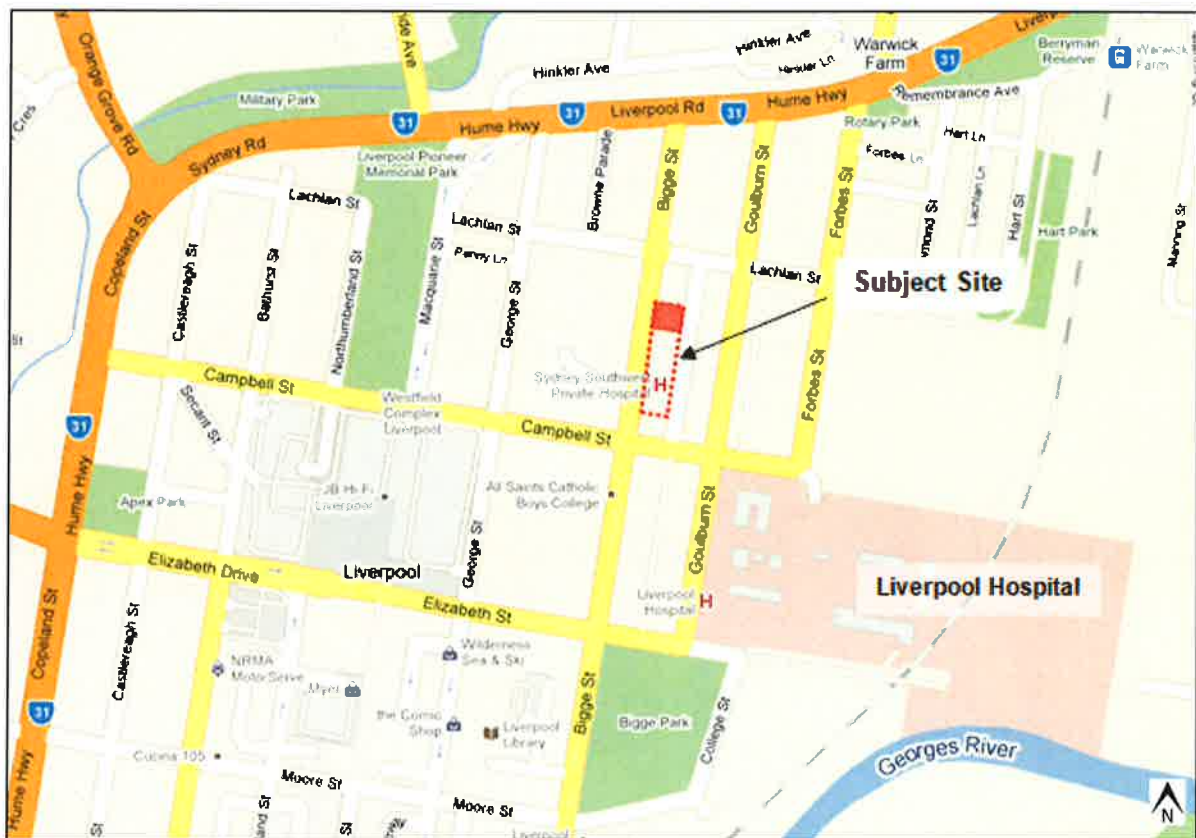
### Sydney Southwest Private Hospital – Stratum Subdivision MP 10\_0091 MOD 4

#### 1. INTRODUCTION

This report is an assessment of a request seeking to modify the Project Approval (MP 10\_0091) for Sydney Southwest Private Hospital (SSWPH) located within the City of Liverpool Local Government area (LGA). The request has been lodged by Healthscope (the proponent) pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to stratum subdivide new medical suites located on Level 4 and redistribute gross floor area (GFA) within the building.

#### 2. SUBJECT SITE

The site is located at 24-40 Bigge Street, Liverpool and is legally described as Lot 100 in DP 87361 and Lot 112 in DP 105982. The project location is shown below in **Figure 1**.



**Figure 1** - The site context with the subject site shown in red hatching.

The subject site comprises approximately 6,962 m<sup>2</sup> across the rectangular land parcel. The site is currently occupied by the SSWPH (located on Lot 100 in DP 87361), a three-storey private hospital building. The SSWPH contains:

- 93 patient beds
- 18 bed mental health unit
- medical consulting rooms
- car parking for 75 vehicles.

Vehicular access to the site is provided from the site's primary frontage to Bigge Street. Secondary access is provided from an existing service lane at the rear of the site, known as Goulburn Serviceway.

### 3. RELEVANT PLANNING HISTORY

The original Project Application was approved on 11 July 2011. It permitted an extension of SWHPH which included:

- construction of a four-storey hospital extension, including an additional level of plant
- excavation and construction of a basement carpark extension, including an additional 34 car parking spaces, 6 motorcycle spaces and 10 bicycle spaces
- associated landscaping to Bigge Street and Level 2 courtyards
- construction of associated physical infrastructure.

The Project Approval has been modified on three occasions as outlined in **Table 1**.

**Table 1 – Modifications to Sydney Southwest Private Hospital Project Approval**

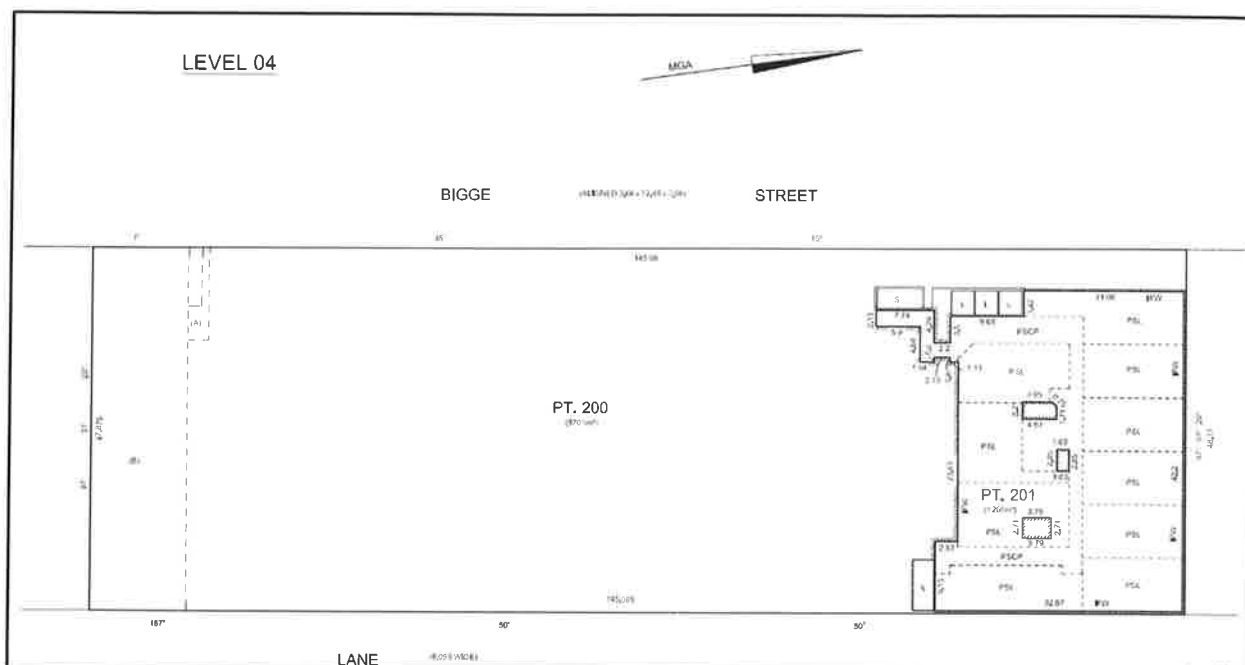
Mod No.	Description of Modification	Approved
MP 10_0091 (MOD 1)	Minor design changes to better suit the operational needs of the hospital.	26 May 2016
MP 10_0091 (MOD 2)	Construction staging, minor design changes to the extension and minor alterations to the existing hospital building.	18 July 2017
MP 10_0091 (MOD 3)	Stratum subdivision of Lot 21 in DP 1197765 into two stratum lots (Lot 200 and Lot 201) on Level 3.	23 October 2017

### 4. PROPOSED MODIFICATION

On 5 December 2017, the Proponent lodged a section 75W modification request (MP 10\_0091 MOD 4) seeking approval to modify the Project Approval by stratum subdividing Lot 201 DP 1197765 into two stratum lots to be known as Lot 200 and Lot 201.

The Proponent advises that the modification is sought to separate the medical consulting rooms on Level 4 from the general hospital areas. The proposed subdivision layout is shown at **Figure 2**.

The Proposal also seeks approval to redistribute 11m<sup>2</sup> of GFA from Lot 201 to Lot 200, to separate the medical suites from the hospital uses. The maximum approved GFA will not change.



**Figure 2:** Proposed Level 4, Sydney Southwest Private Hospital (source: proponent's EIS)

## 5. STATUTORY CONSIDERATION

### 5.1 Section 75W

The project was originally approved under Part 3A of the EP&A Act. Although Part 3A was repealed on 1 October 2011, the project remains a 'transitional Part 3A project' under Schedule 6A of the EP&A Act, and hence any modification to this approval must be made under the former section 75W of the Act.

The Department is satisfied the proposed changes are minor and within the scope of section 75W of the EP&A Act, and the proposal does not constitute a new application.

### 5.2 Approval Authority

The Minister for Planning is the approval authority for the request. However, the Director, Modification Assessments, may determine the request, as:

- the local council has not made an objection, and
- a political donation disclosure statement has not been made, and
- there are no public submissions in the nature of objections.

## 6. CONSULTATION

The Department made the modification request publicly available on its website, and consulted with Liverpool City Council (Council) about the proposed modification.

**Council** advised it raised no objection to the proposal.

There were no public submissions received on the proposal.

## 7. ASSESSMENT

The proposal seeks approval to subdivide Lot 201 on Level 4 of the SSWPH building into two stratum lots to separate the core hospital use from the medical suites. The proposal also seeks to redistribute 11m<sup>2</sup> of GFA within the building.

The Department considers the proposed is acceptable as:

- no physical changes are proposed
- the proposed allotments are consistent with the approved layout of the development
- it would facilitate the delivery of the approved uses
- it would not result in any adverse amenity impacts or change how the site would operate
- car parking has been allocated in accordance with Council's controls.

Overall, the Department considers the proposed modification is acceptable as it would not result in any additional impacts beyond those already assessed and approved. Accordingly, the proposal is in the public interest and it is recommended the modification be approved subject to the recommended conditions.

## 8. RECOMMENDATION

It is recommended that the Director, Modification Assessments, as delegate for the Minister for Planning:

- **considers** the findings and recommendations of this report
- **determines** that the request falls within the scope of section 75W of the EP&A Act
- **approves** the modification request, subject to conditions
- **signs** the attached notice of modification (**Attachment A**).

Recommended by:



Tim Green  
**Planning Officer**  
**Modification Assessments**

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## DECISION

Approved by:



**Anthony Witherdin**  
**Director**  
**Modification Assessments**  
as delegate of the Minister for Planning.

## **APPENDIX A: NOTICE OF MODIFICATION**

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The Notice of Modification can be found on the Department of Planning and Environment's website, as follows:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8961](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8961)

## **APPENDIX B: SUPPORTING INFORMATION**

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The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website, as follows:

1. Modification request

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8961](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8961)

2. Submissions

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8961](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8961)