



Hurstville Private Hospital MP11_0042 s75W_MOD2 Application Supplementary Report

Prepared by Inspira Property Group

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1.0 The Proposal

1.1 Background

On 9 April 2013, a delegate of the Minister for Planning approved the redevelopment of the Hurstville Private Hospital Project MP11_0042, including extension and redevelopment of the Medical Centre with a new 5 storey building, 2 levels of basement parking and ancillary facilities.

The project approval specifically comprised:

- Extension and redevelopment of the Medical Centre with a new 5 storey building, 2 levels of basement parking and loading areas;
- Internal Demolition works and modifications to the existing hospital buildings
- Bulk earthworks and excavations in the lower basement
- New and refurbished basement car park
- New floors connected over existing Colo-Rectal Associates consulting rooms to link to original Administration building
- Refurbishment of patient wards
- New signage on the Pearl Street frontage
- New Landscaping on Pearl Street and Millett Street
- Public domain works including footpaths, lighting and tree planting and
- Local road improvement works.

On 28 March 2014, an s75W application to modify the development was approved.

The modifications (MP11_0042 MOD 1) included:

- Increase in consulting room GFA by 382 square metres
- Increase in parking by 19 spaces
- Reduction of building height by 2050 mm
- Internal reconfigurations; and
- Relocation of the oxygen tank and other utilities and services.

This supplementary report has been prepared by Inspira Property Group and describes proposed modifications as shown in the drawings prepared by Health Science Planning Consultants (HSPC) attached in the Appendix A as submitted on 22 October 2014, and further amendments to correct and clarify those drawings.

The modifications comprise minor internal reconfigurations and the specification of a new façade system. The external appearance and colour of the building is not proposed to be modified.

The modifications proposed for #4663 MP11_0042_MOD2 are as follows:

- Increase in consulting room GFA by 41 square metres
- Minor reconfiguration works in Lower Basement and Upper Basement car park areas, and deletion of two car spaces
- Two new additional car spaces on the Gloucester Road frontage
- Minor movement of the lift shaft on each level

- Minor movement of the façade system approximately 60 mm in a northerly direction on Levels 1, 2, 3 and 4, although no changes are proposed to appearance and colour of façade.
- Remove 6 beds on Gloucester Road frontage on Ground Floor
- Reconfiguration of the former bed area to accommodate a new Cath Lab
- Reconfiguration of Ground Floor beds to create CCU beds and a shell for Operating Theatre 8;
- Increase in Height of Lift Parapet to 91.7m to allow full access to roof and plant.

1.2 Purpose of Supplementary Report

The Department of Infrastructure and Planning has sought clarification and correction of a number of items shown in the submitted Architectural Drawings which are described and addressed in this report.

The matters are detailed in the Amended Architectural Drawings attached in Appendix One:

| Architectural (or Design) Drawings prepared by <i>Health Science Planning Consultants</i> | | | |
|---|----------|-----------------------------|---------|
| Drawing No. | Revision | Name of Plan | Date |
| DA-01 | G | Drawing List | 2/12/14 |
| DA-32 | J | Proposed Ground Floor Plan | 2/12/14 |
| DA-40 | G | Proposed Elevations Sheet 1 | 2/12/14 |
| DA-41 | H | Proposed Elevations Sheet 2 | 2/12/14 |

1.3 Description of Proposal

A summary of the key modifications is as follows:

TABLE 1: SUMMARY OF KEY MODIFICATIONS

| Works | Approved MP | Approved MOD 1 | Proposed MOD 2 |
|---|--------------------|--|--|
| Bed Numbers | 96 | 96 | 95 |
| Car Spaces | 87 | 98 inc 3 disabled | 98 inc 3 disabled |
| Consulting Area | 1865m ² | Level 1 - 952m ² Level 2 - 1295m ² Total: 2247m ² | Level 1 - 928m ² Level 2 - 1360m ² Total : 2300m ² |
| Net increase in Gross Floor Area from MOD 1 | | | Lower Basement: 0 m ² Upper Basement: 0 m ² Ground Level: 83 m ² Level 1: 60 m ² Level 2: 167 m ² Level 3: 56 m ² Level 4: 39 m ² Total net increase: 405 m ² |
| Building Height – top of parapet | RL 89.18 | RL 86.43 | RL 86.3 (Roof Level) |
| Building Height – top of plant | RL 92.385 | RL 89.58 | RL 89.18 (Top of Plant) RL 91.7 (Top of Lift parapet) |

A detailed description of the amendments and the relevant conditions follows.

1.4 Director-General's Assessment Requirements

The Department of Planning and Infrastructure (DPI) will need to assess the current Modification Application to determine whether amended or new Director-General's Requirements (DGRs) will be necessary. It is expected that the existing DGRs encompass the impacts expected to occur as a result of the project and the proposed modifications.

1.5 Proposed Modifications to Proposal & Conditions

Condition A2: Development in Accordance with Plans and Documents

A2 The Applicant shall carry out the project generally in accordance with the:

- *Hurstville Private Hospital Redevelopment Environmental Assessment Report prepared by Inspira Property Group dated 29/10/2012 and appendices;*
- *Hurstville Private Hospital Redevelopment Preferred Project Report prepared by Inspira Property Group dated 15/2/2013 and appendices; and*
- *Hurstville Private Hospital Redevelopment Preferred Project Report: Supplementary Information prepared by Inspira Property Group dated 4/3/2013; and*
- *Hurstville Private Hospital MP11_0042 s75W MOD 2 application prepared by Inspira Property Group dated 22/10/2014 and appendices*
- *Hurstville Private Hospital MP11_0042 s75W MOD 2 Supplementary Report prepared by Inspira Property Group dated 3/12/2014 and*
- *The following drawings, except for:*
 - *any modifications which are Exempt' or Complying Development;*
 - *otherwise provided by the conditions of this consent.*

| Architectural (or Design) Drawings prepared by <i>Health Science Planning Consultants</i> | | | |
|--|-----------------|--------------------------|-------------|
| Drawing No. | Revision | Name of Plan | Date |
| DA-00 | E | Cover Sheet | 14/10/14 |
| DA-01 | G | Drawing List | 2/12/14 |
| DA-02 | E | Contextual Analysis Plan | 9/10/14 |
| DA-03 | E | Design Response Sheet 1 | 9/10/14 |
| DA-04 | E | Design Response Sheet 2 | 9/10/14 |
| DA-05 | D | Design Response Sheet 3 | 9/10/14 |
| DA-06 | D | Design Response Sheet 4 | 9/10/14 |
| DA-08 | E | Materials Board Sheet 1 | 9/10/14 |
| DA-09 | E | Materials Board Sheet 2 | 9/10/14 |
| DA-10 | E | Existing Site Plan | 9/10/14 |

| | | | |
|-------|---|----------------------------------|----------|
| DA-11 | E | Existing Lower Basement Plan | 9/10/14 |
| DA-12 | E | Existing Upper Basement Plan | 9/10/14 |
| DA-13 | E | Existing Ground Floor Plan | 9/10/14 |
| DA-14 | E | Existing Level 1 Plan | 9/10/14 |
| DA-15 | E | Existing Roof Plan | 9/10/14 |
| DA-20 | E | Demolition Plan – Lower Basement | 9/10/14 |
| DA-21 | D | Demolition Plan – Upper Basement | 9/10/14 |
| DA-22 | F | Demolition Plan – Ground Floor | 9/10/14 |
| DA-23 | E | Demolition Plan – Level 1 | 9/10/14 |
| DA-30 | H | Proposed Lower Basement Plan | 9/10/14 |
| DA-31 | G | Proposed Upper Basement Plan | 9/10/14 |
| DA-32 | J | Proposed Ground Floor Plan | 2/12/14 |
| DA-33 | F | Proposed Level 1 Plan | 9/10/14 |
| DA-34 | G | Proposed Level 2 Plan | 9/10/14 |
| DA-35 | G | Proposed Level 3 Plan | 9/10/14 |
| DA-36 | F | Proposed Level 4 Plan | 9/10/14 |
| DA-37 | F | Proposed roof Plan | 9/10/14 |
| DA-40 | G | Proposed Elevations Sheet 1 | 2/12/14 |
| DA-41 | H | Proposed Elevations Sheet 2 | 2/12/14 |
| DA-50 | E | Proposed Sections | 9/10/14 |
| DA-60 | F | Shadow Diagrams Sheet 1 | 10/10/14 |
| DA-61 | F | Shadow Diagrams Sheet 2 | 10/10/14 |
| DA-62 | F | Shadow Diagrams Sheet 3 | 10/10/14 |

| | | | |
|-------|---|------------------------------|----------|
| DA-70 | D | Street View Proposal Sheet 1 | 13/10/14 |
| DA-71 | D | Street View Proposal Sheet 2 | 13/10/14 |

1.6 Summary of Proposed Modifications by Level

The proposed Amended Architectural Drawings are attached to the s75W MOD 2 Application.

Further amendments to the Amended Architectural Drawings are attached to this Supplementary Report and dated 2 December 2012.

A summary of the proposed modifications on each level is detailed in the Table following.

The proposed modifications are minor and occur generally within the building envelope as approved.

There will be a decrease of 1 bed in Licensed Bed Numbers.

There will be a total overall increase of **405 square metres** from MOD 1.

There will be no overall change in the number of car spaces and accessible car spaces.

TABLE 2: PROPOSED MODIFICATIONS BY LEVEL

| | |
|----------------|--|
| Lower Basement | <p>One car space to be deleted in front of the Stair Shaft on the Pearl Street frontage to obtain clear path of travel to fire stair. (Space No. 1 on DA-30 F)</p> <p>No change in Gross Floor Area (GFA).</p> |
| Upper Basement | <p>One car space to be deleted to obtain clear path of travel to fire stair. (Space 23 on DA-31 E).</p> <p>No change in GFA.</p> |
| Ground Level | <p>Two new car spaces will be created on the Gloucester Road frontage to account for the two lost spaces, one in each of the Upper and Lower Basement level car parks. (Refer DA 32 - J, attached)</p> <p>Operating Theatre 8 shell to be created from Endo Clean and Store. The Consultant area in the original approval now becomes Cath Labs, ICU and associated rooms.</p> <p>New 'Birthing Suites' in the original Major Project Approval will become Cath labs, Intensive Care Unit, Recovery and CCU.</p> <p>A Cath Lab will require extension of the wall adjacent the central courtyard and a portico creating an extra 83 metres of floor space.</p> <p>The birthing suites proposed in the original application for new works on Level 4 will be retained. These were proposed to be changed in MOD1 but that change will not proceed.</p> <p>The exit that was behind the store will be closed off. Egress now from adjoining motor room.</p> <p>The lift shaft will be moved slightly. The corridor from the new section of the</p> |

| | |
|---------|---|
| | <p>hospital to the old section will be moved to accommodate the minor relocation of the lift shaft, moving 500 mm in a south-easterly direction.</p> <p>6 beds on the Gloucester Road frontage in the “central wing” will be removed to accommodate the new Cath Labs at Ground Level.</p> <p>Net increase of 83 square metres (m²) from MOD 1.</p> |
| Level 1 | <p>A Plant Deck is proposed for the Cath Lab below.</p> <p>Lifts and Corridor will move slightly north by 1792 mm.</p> <p>Consultants Suites – no change to layout, however the Gross Floor Area (GFA) will increase by 41 square metres. Fit-out will be Complying Development or a separate Development Application as required.</p> <p>New Façade system – will extend the wall 50 – 60 mm in an outward direction, thereby creating a small increase in GFA on each level, however the appearance of the system will not alter.</p> <p>Net increase from MOD 1 of 60 m².</p> |
| Level 2 | <p>Minor movement of the Lift Shaft. Façade system movement as noted for Level 1.</p> <p>Net increase from MOD 1 of 167 m².</p> |
| Level 3 | <p>‘Void’ will be shallower and Window Boxes will push out slightly further, along with façade system, however the overall appearance of the façade will not change.</p> <p>The building will move into the void space by 640 mm, creating an increase in GFA from 1339 m² to 1395 m², an increase of 56 m².</p> |
| Level 4 | <p>As for Level 3, window boxes will move slightly outwards. GFA will increase from 1356m² to 1395 m², an increase of 39 m².</p> |
| Roof | <p>New Plant and Lift Shaft documented in elevation.</p> <p>Lift Shaft and Stairs to continue to Roof level to allow full access to rooftop.</p> <p>Top of Roof will be RL 86.3 (lower than Original approval and MOD1)</p> <p>Top of Plant RL 89.18 (Original Approval RL 92.385)</p> <p>Top of Lift Parapet will be RL 91.7. (Mod 1 RL 87.03)</p> |

1.7 Further Proposed Condition Amendments

Condition A9: Section 94A Contribution

A9 In accordance with Section 94B EP&A Act a contribution of 1% of the cost of carrying out the development (estimated at \$322,000) shall be paid to Council prior to the issue of an occupation certificate or commencement of use. The amount to be paid is to be adjusted at the time of payment to ensure that it is 1% of the actual cost of carrying out the development.

Proposed Modification:

The Capital Investment Value (CIV) is anticipated to increase on the previous CIV of \$32.2 Million for the Amended Project to a total of \$33.5M. Therefore a contribution of \$335,000 is anticipated.

Condition C9: Number of Car Spaces

C9 The number of car spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for below ground works.

| Car parking allocation (minimum) | Number |
|--|-----------|
| Commercial Spaces (including visitor spaces) | 95 |
| Additional Accessible spaces | 3 |
| TOTAL CARPARKING SPACES (minimum) | 98 |

Proposed Modification

No change to the total number of spaces. There will be 95 standard spaces and 3 Accessible spaces, with a total of 98 Commercial spaces.

Minor reconfiguration of the upper and lower basement car parks is proposed. Refer to the Amended Architectural Drawings. There will be one space deleted on each of the Lower and Upper Basement car parks.

There will be two new spaces created on the Gloucester Road frontage at Ground Level.

They are identified on DA-32 rev J attached.

1.8 Traffic and Parking Report – s75W MOD 1

The Traffic and Parking report for s75W MOD 1, described the assessment of the potential traffic impacts and parking needs of a modified proposal for the redevelopment of the Hurstville Private Hospital. The approved modified proposal included additional consulting room floorspace over and above that which was approved for the site in the original Approval. The findings of the investigation concluded:

1. The proposal has the potential to provide an additional two to three consulting rooms based on existing average floorspace per room.

2. The potential traffic impacts of the increased number of consulting rooms would be minimal and would not impact significantly on the surrounding road network.
3. The development with 98 spaces proposed would provide parking over and above the minimum requirements of the Hurstville Council DCP of 90 - 93 spaces for the development as a whole.
4. The development is located within easy walking distance to a number of high frequency transit alternatives to limit the need for private vehicle travel to and from the site.
5. Overall the traffic impacts of the modified proposal are considered satisfactory.

It can be concluded that the total number of car spaces of 98, which is an increase of 9 spaces over the originally approved 87 spaces, will meet the requirements of the proposed development.

1.9 Increased Height of Lift Parapet

It is proposed to construct the lift to permit full access to the roof level for service persons to be able to access the Plant on the rooftop.

The current Approved Drawings only allow for ladder access to the roof level.

The lift over-run will be encased in paint-finish white rendered blockwork as shown in DA-40 rev (G). The proposed Top of Lift parapet will be at RL 91.7 which is slightly higher than the original Major Project approval to top of roof of RL 89.18.

The urban design impacts associated with the lift over-run and the corner of the building as viewed from the nearest residential dwelling located at 6 Millett Street, Hurstville, were considered in detail in the Major Project application. Refer DAo4 rev (B).

The proposed building façade detail, height and articulation were modified to reduce any potential impacts in the Amended Drawings of the Original Approval. The proposed increase in height in this application for the lift over-run will not create overshadowing impacts because of the orientation of the buildings and the fact that the final height of the top of the lift parapet is only 2.52 centimetres higher than the originally approved Height of Building.

The view of the building from 6 Millett Street will not alter in any material way.

2.0 Conclusion and Recommendation

2.1 Summary of Modifications

This Modification Application seeks to amend the relevant Conditions to allow for:

- I. The proposed minor changes to the internal layout of all levels of the hospital except the new previously approved works on Level 4; and
- II. An increase in the height of the top of Lift parapet to 91.7 which is just above the original Major Project approval to top of roof of RL 89.18, and below that of Top of Plant RL 92.385 from the original approval.

An increase in total floor space of 405 square metres, which is associated with:

- movement of the lift tower to accommodate cabling discovered below the ground in the originally approved location for the lift
- a new façade structural system (but no substantive change to external visual appearance)
- need for expansion of the Cath Lab at Ground Level into the Courtyard and a Portico at the front
- increase in Administration areas on Level 1 above; and
- Façade system movement on the Pearl Street façade near Theatre 5 and 6.

No change in total number of car spaces.

The proposed scope of amendments is considered minor and there are no material impacts beyond those already assessed as part of the DGRs for the existing approved redevelopment. The proposed modifications to Conditions of approval are therefore recommended for approval.

Appendix A: Amended Architectural Drawings