



Hurstville Private Hospital #4663_MP11_0042 s75W_MOD3 Minor Amendments Application

Prepared by Inspira Property Group

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	HEALTH SCIENCE PLANNING CONSULTANTS

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 over existing Imaging Rooms and new adjacent stairs and lift shaft to link to original Administration building;
- Refurbishment of patient wards (Area 2 and 4); and
- Associated signage, landscaping and public domain 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.

On 19 December, 2014 approval was granted to modify the development as described in the s75W application for Modification 2. The modifications for #4663 MP11_0042_MOD2 included the following:

- Increase in consulting room GFA by 41 square metres
 - Minor reconfiguration works in Lower Basement and Upper Basement car park areas, and no change in number of car spaces
 - 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, with no changes to appearance and colour of façade.
 - Remove 6 beds on Gloucester Road frontage on Ground Floor
 - Reconfiguration of the beds 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; and
 - Expanded plant area on the rooftop.
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This report has been prepared by Inspira Property Group and describes proposed modifications as shown in the Amended Architectural Drawings prepared by Health Science Planning Consultants (HSPC) attached in the Appendix A.

The details of proposed modifications are described in the report following and include:

1. Minor changes to façade and internal layout to comply with 'as built' drawings for ground level resulting in an increase in the total building Gross Floor Area (GFA) of 101 square metres.
2. A decrease in the area of the Admin shell on level one, and
3. Minor changes to roof, plant and top of lift parapet heights to bring approved drawings into line with 'as built' surveyed heights.

1.2 Summary of Key Modifications

Key modifications approved to date are as follows:

TABLE 1: SUMMARY OF KEY MODIFICATIONS

Works	Approved MP	Approved MOD 1	Approved MOD 2	MOD 3
Bed Numbers	96	96	95	95
Car Spaces	87	98 inc 3 disabled	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 : 2288m ² New GFA excluding Millett Street Car Park = 6582m ²	Level 1 - 928m ² Level 2 - 1360m ² Total : 2288m ² New GFA (beyond Mod2) excluding Millett Street Car Park = 101 m ²
Building Height – top of roof parapet	RL 89.18	RL 87.13 (-2050mm)	RL 87.13 (Roof Parapet)	RL 87.15 (Roof Parapet)
Building Height – top of plant & Lift	RL 92.385 (Top of Plant)		RL 89.18 (Top of Plant) RL 91.7 (Top of Lift parapet)	RL 89.86 (top of plant) RL 91.74 (Top of Lift parapet)

The Minor changes to these Key Works proposed in this Application for Modification 3 and described in Sections 1.5 and 1.6 following.

1.3 Director-General's Assessment Requirements

The Department of Planning and Environment (DPE) 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.

1.4 Proposed Modifications to Proposal & Conditions

A detailed description of the amendments and the relevant conditions follows. The modifications proposed are house-keeping amendments to ensure that approved Drawings and conditions of approval conform to 'as built' Drawings.

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;
- Hurstville Private Hospital MP11_0042_s75W MOD 2 Application prepared by Inspira Property Group dated 22 October 2014 and appendices;
- Hurstville Private Hospital MP11_0042_s75W_MOD2 Application Supplementary Report Document No. 2014_0019_002rev1 prepared by Inspira Property Group dated 6 December 2014;
- Hurstville Private Hospital MP11_0042_s75W_MOD3 Application Report Document No. 2015_0019_001_rev1 (this report) prepared by Inspira Property Group dated 24 August 2015; and
- The following drawings, except for:
 - any modifications which are Exempt' or Complying Development; or
 - otherwise provided by the conditions of this consent.

TABLE 2: SUMMARY OF ARCHITECTURAL DRAWING REVISIONS

Architectural (or Design) Drawings prepared by Health Science Planning Consultants			
Drawing No.	Revision	Name of Plan	Date
DA-00	F	Cover Sheet	26/06/15
DA-01	J	Drawing List	20/08/15
DA-02	F	Contextual Analysis Plan	26/06/15
DA-03	F	Design Response Sheet 1	26/06/15
DA-04	F	Design Response Sheet 2	26/06/15
DA-05	F	Design Response Sheet 3	26/06/15
DA-06	E	Design Response Sheet 4	26/06/15
DA-08	F	Materials Board Sheet 1	26/06/15
DA-09	F	Materials Board Sheet 2	26/06/15

DA-10	F	Existing Site Plan	26/06/15
DA-11	F	Existing Lower Basement Plan	26/06/15
DA-12	F	Existing Upper Basement Plan	26/06/15
DA-13	F	Existing Ground Floor Plan	26/06/15
DA-14	F	Existing Level 1 Plan	26/06/15
DA-15	F	Existing Roof Plan	26/06/15
DA-20	F	Demolition Plan – Lower Basement	26/06/15
DA-21	E	Demolition Plan – Upper Basement	26/06/15
DA-22	G	Demolition Plan – Ground Floor	26/06/15
DA-23	F	Demolition Plan – Level 1	26/06/15
DA-30	J	Proposed Lower Basement Plan	26/06/15
DA-31	H	Proposed Upper Basement Plan	26/06/15
DA-32	K	Proposed Ground Floor Plan	26/06/15
DA-33	G	Proposed Level 1 Plan	26/06/15
DA-34	H	Proposed Level 2 Plan	26/06/15
DA-35	H	Proposed Level 3 Plan	26/06/15
DA-36	G	Proposed Level 4 Plan	26/06/15
DA-37	G	Proposed roof Plan	26/06/15
DA-40	H	Proposed Elevations Sheet 1	26/06/15
DA-41	J	Proposed Elevations Sheet 2	26/06/15
DA-50	F	Proposed Sections	26/06/15
DA-60	G	Shadow Diagrams Sheet 1	26/06/15
DA-61	G	Shadow Diagrams Sheet 2	26/06/15

DA-62	G	Shadow Diagrams Sheet 3	26/06/15
DA-70	E	Street View Proposal Sheet 1	26/06/15
DA-71	E	Street View Proposal Sheet 2	26/06/15

1.5 Summary of Proposed Modifications by Level

The proposed Amended Architectural Drawings are attached to the s75W MOD 3 Application.

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

The proposed modifications are minor. Licensed Bed Numbers remain at 95, down from 96 in the original approval.

TABLE 3: PROPOSED MODIFICATIONS BY LEVEL

Lower Basement	No change
Upper Basement	No change
Ground level	<p>Bedroom (L1 ICU Bed 1) extends out towards Pearl street by 1150mm.</p> <p>Minor addition of an equipment room to OR8 shell. Maintains existing Pearl Street façade and pushes Gloucester Road façade towards Gloucester Road by 6050mm.</p> <p>GFA on Ground Level is increased from 595 m² (excluding Millett Street Car Park) to 706 sqm, total increased area of 111 m².</p> <p>Substitution of rendered finishes on the Cath Lab with decorative face brickwork.</p> <p>Substitution of four small windows on Cath Lab façade with two large windows.</p>
Level 1	<p>Admin shell shifted towards Pearl Street. Admin shell area decreased from 90m² to 80m². Total decreased area on Level 1 of 10 m².</p> <p>Further detail provided for the 'Consulting Room' section of the 'new' section of the Hospital on the Millett and Pearl Street Frontage (approved in Mod 2). Radiology and Consulting Rooms all Class 5 uses as approved.</p>
Level 2	No change
Level 3	No change
Level 4	No change
Level 5	Increase in Top of Plant of 0.68 from Mod 2 approved RL 89.18 in the actual finished level as surveyed to Mod 3 RL 89.86.

	Increase of 0.02 in approved Mod 2 Roof Parapet RL 87.13 to MOD 3 RL 87.15. Increase of 0.04 from MOD 2 approved RL 91.7 to MOD 3 RL 91.74.
General	A number of drawings have extra information tags and revision clouds for clarity.

1.6 Details of Proposed Amendments

Ground Floor

The increase in area of 111 square metres on the Ground Floor is attributed to the following proposed amendments:

1. A new equipment room on the north-eastern corner of the building on the Pearl Street frontage which occupies part of the Operating Theatre 8 and is partially new footprint.
2. A reconfiguration of the old emergency exit to create an extension to ICU Bed 1 on the south-western end of the Gloucester Road frontage. Emergency exit is now located at the end of the adjacent new access corridor adjoining ICU Bed 1.
3. A Utility room and new corridor area between the Cath Lab and CCU ward
4. A reconfiguration of Cath Lab RACU beds partially built over the southern area of the courtyard.

Level 1

There will be a new Admin Shell created over the proposed Ground Level Cath Lab extension on the southern part of the courtyard. The Admin Shell is proposed to be developed into an Administration Area in Stage 2 and does not form part of the works proposed for approval in this application apart from the shell structure over the Cath Lab below detailed in the drawings.

Total net decrease in area on Level 1 of 10 m².

There are no changes to the floor levels approved in Mod 2.

Level 5

The following minor amendments to approved Mod2 Drawings as shown in the Amended Architectural Drawings accompanying this Mod 3 Application require formal approval following a survey of the actual finished levels.

1. Increase of 0.68 from Mod 2 approved RL 89.18 in the actual finished level of Top of Plant as surveyed to MOD3 RL 89.86.
2. Increase of 0.02 in approved Mod 2 Roof Parapet RL 87.13 to MOD 3 RL 87.15.
3. Final Roof slab actual as surveyed is as per approved Mod 2 RL 86.3.
4. Increase in Top of Lift Parapet of 0.04 from MOD 2 approved RL 91.7 to MOD 3 RL 91.74.

1.7 Conclusion & Recommendation

This Modification 3 Application seeks to amend the relevant Conditions to allow for minor changes to the approved Drawings for Ground Level and Level 1, and top of roof, plant and lift parapet.

The proposed amendments to the finished levels of top of plant, roof parapet and lift parapet are required following a survey of the finished levels of the completed works.

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 the Amended Architectural Drawings and Conditions of Approval are therefore recommended for approval.

Appendix A: Amended Architectural Drawings