

ASSESSMENT REPORT

HURSTVILLE PRIVATE HOSPITAL, HURSTVILLE MP11_0042 MOD 3

1. BACKGROUND

This report is an assessment of a request to modify the Project Approval MP 11_0042 for the Hurstville Private Hospital in the Hurstville local government area. The request has been lodged by Inspira Property Group on behalf of Health Care Australia Pty Ltd (the proponent), pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The modification request seeks approval for minor internal and external changes to the approved building.

2. SUBJECT SITE

The subject site is located on the northern side of Pearl Street between Millet Street and Gloucester Road, Hurstville (see **Figure 1**). The site is situated approximately 700 metres north-west of Hurstville Railway Station. The existing hospital fronting Gloucester Road is currently operating and is being redeveloped in stages. The new hospital building at the rear of the site has recently been completed and its lower levels are now occupied.

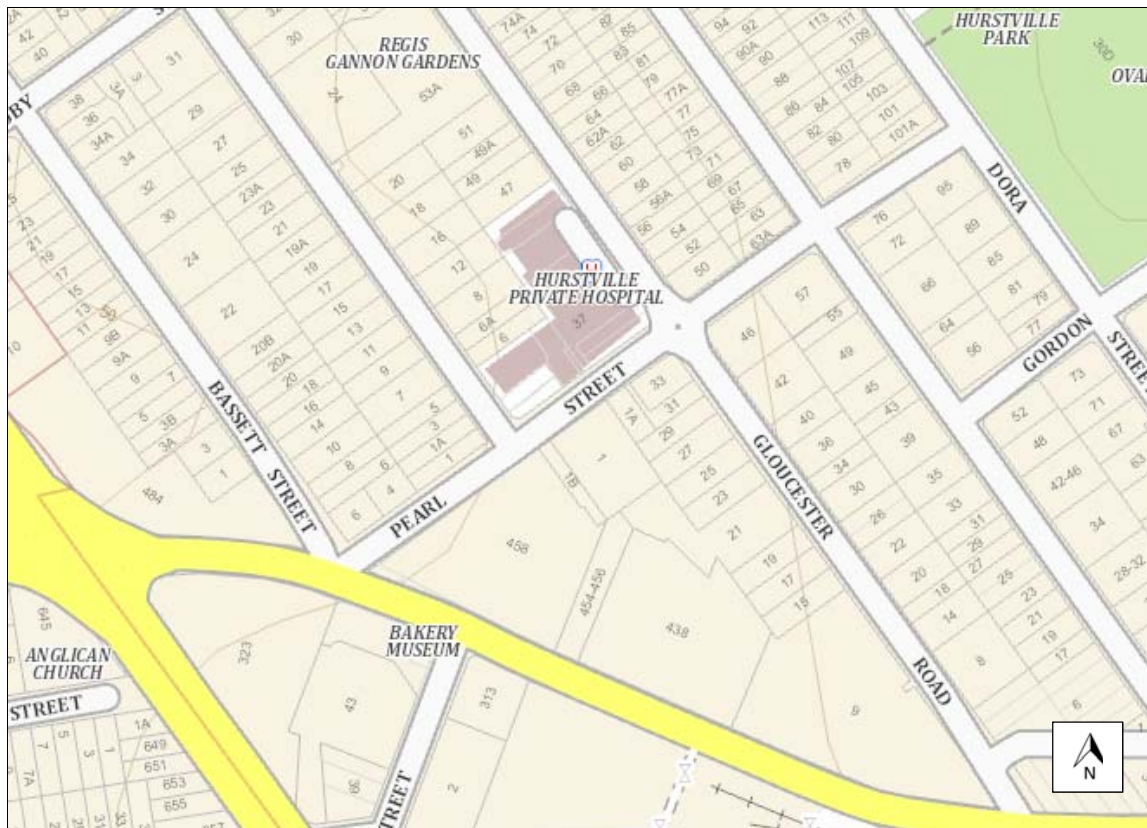


Figure 1 – Site Location

3. APPROVAL HISTORY

On 9 April 2013, the Planning Assessment Commission, as delegate of the then Minister for Planning, approved a Project Application (MP 11_0042) for redevelopment of the Hurstville Private Hospital including the construction of a new five storey hospital building above basement parking at the rear of the site, and associated public domain and landscape works. The approved layout is shown in **Figure 2**.

The proposal has been modified on two occasions:

Table 1: Previous Modifications

MOD	Modification	Date Approved
MOD 1	- increase in the gross floor area (GFA); - increase in number of parking spaces; - reduction in the building height; and - detailed design changes.	28 March 2014
MOD 2	- changes to building façade; - increase in the height of lift shaft; - changes to the internal layout; and - expansion of the plant area on the rooftop.	19 December 2014

4. PROPOSED MODIFICATION

On 15 July 2015, the proponent lodged a section 75W modification application (MP11_0042 MOD 3) seeking approval to make minor internal and external changes to the development.

The proposed changes are outlined in **Table 2**, and the external changes are illustrated in **Figures 2, 3, and 4**.

Table 2: Summary of Proposed Modifications

Component	Proposed Modification
External Modifications	- extend the ground level wall of the: - intensive care unit fronting Gloucester Road by 1.15 metres; and - operating theatre fronting Pearl Street by 6.05 metres. - replace the rendered finish on the laboratory wall fronting Gloucester Road with a brick finish (ground level); - reconfigure the administration shell above the courtyard and replace four small windows with two large windows facing Gloucester Road (level 1);
Rooftop	- increase the height of the rooftop elements by: 0.68 metres to the top of the plant room; 0.04 metres to the lift parapet; 0.02 metres to the roof parapet;
Internal Modifications	- reconfigure the emergency exit and increase the size of bedroom 1 in the intensive care unit at the western end of the building fronting Gloucester Road (ground level); - add a new equipment room to the operating theatre in the north-eastern part of the building fronting Pearl Street (ground level); - detail the layout of the consulting area (level 1); and
Gross Floor Area	increase the GFA at ground level by 111 sqm.

5. STATUTORY CONSIDERATION

5.1 Section 75W

The project was originally approved under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Although Part 3A was repealed on 11 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 that the proposed changes are within the scope of section 75W of the EP&A Act, and do not constitute a new application.

5.2 Approval Authority

Under the Minister's delegation dated 16 February 2015, the Acting Executive Director, Infrastructure and Industry Assessments may determine the application as:

- Council has not made an objection;
- a political disclosures statement has been made, but only respect of a previous related application; and
- no public submissions were received objecting to the proposed modification.

6. CONSULTATION

The application was notified in accordance with the Environmental Planning Assessment Regulation 2000. The modification request was made publicly available on the Department's website, and referred to Hurstville Council for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

Council raises no objection to the proposed modification, noting it would not result in any additional impacts.

No submissions from the public were received.

7. ASSESSMENT

Assessment issues associated with the proposed modification have been considered in **Table 3**.

Table 3: Assessment Issues

Issue	Consideration	Recommendation
<i>External changes/streetscape</i>	• The Department is satisfied that the proposed external changes would not result in any adverse impacts on the streetscape as: - o the extensions to the intensive care unit fronting Gloucester Road and the operating theatre fronting Pearl Street would only affect a small part of the building elevations and would not result in any significant change to the overall appearance of the building, or its presentation to the street; - o the new brick finish at the Gloucester Road frontage is compatible with the approved design of the existing hospital building; - o the proposed reconfiguration of the first floor administration shell would barely be perceptible from the public domain as it is set back from the main building line; and - o the proposed window arrangement in the administration shell would be compatible with the existing design.	No additional conditions or amendments necessary.
<i>Rooftop</i>	• The proposed modification would increase the height of the rooftop elements of the building by: - 0.68 metres for the top of the plant; - 0.04 metres for the lift parapet; and - 0.02 metres for the roof parapet.	No additional conditions or amendments necessary.

Issue	Consideration	Recommendation
	The Department is satisfied that the proposed increase in height is minor, and would not result in any additional amenity impacts in terms of overshadowing or visual bulk to the adjoining residential properties or the surrounding public domain.	
<i>Floorspace</i>	- The proposed modification results in 111sq.m of additional GFA. - The increase in GFA is primarily a result of an extension to a bedroom in the intensive care unit, the addition of a new equipment room in the operating theatre and reconfiguration of the associated circulation spaces. - These changes would only result in minor amendments to the approved external façade (as discussed above), and would not change the overall appearance of the building. - The Department is therefore satisfied the additional floorspace is acceptable.	No additional conditions or amendments necessary.
<i>Traffic and Parking</i>	The proposed modification does not result in any additional staff or hospital beds. The Department is therefore satisfied that there would be no additional traffic or parking impacts associated with the proposal.	No additional conditions or amendments necessary.

8. CONCLUSION

The Department has assessed the modification application and the supporting information in accordance with the relevant requirements in the EP&A Act. The Department's assessment concludes the proposed modification is appropriate on the basis that it would:

- not change the overall design of the building;
- not result in any additional amenity impacts to adjoining residential properties;
- not generate any additional traffic or parking impacts to the locality; and
- respond to the needs of the hospital operator.

Consequently, the proposal is in the public interest and it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is recommended that the Acting Executive Director, Infrastructure and Industry Assessments:

- consider** the findings and recommendations of this report;
- approve** the modification under section 75W, subject to conditions; and
- sign** the attached notice of modification (**Appendix A**).

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Endorsed by:

Approved by:

Anthony Witherdin
Acting Director
Regional Assessments

Daniel Keary
Acting Executive Director
Infrastructure & Industry Assessments

APPENDIX A: NOTICE OF MODIFICATION

The Notice of Modification can be found on the Department's website at the following address:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7241

APPENDIX B: SUPPORTING INFORMATION

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=7241

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7241