

MP 11_0053 – Griffith Private Hospital and Murrumbidgee Teaching and Learning Centre Section 75W Modification Report

June 2014

1.0 Introduction

Under Section 75W (s75w) of the Environmental Planning and Assessment Act (EP&A Act) 1979, the proponent may request the Minister to modify the Minister's approval for a project carried out under Part 3A of the EP&A Act 1979. Clause (1) states:

Modification of approval means changing the terms of a Minister's approval, including:

- (a) Revoking or varying a condition of the approval or imposing an additional condition of the approval, and
- (b) Changing the terms of any determination made by the Minister under Division 3 in connection with the approval.

This report constitutes an application made pursuant to s75W of the EP&A Act, seeking modification of the approval issued to St. Vincents and Mater Health Sydney by the Minister of Planning on 20 July 2012 in respect to Major Project Application 11_0053 – Griffith Private Hospital and Murrumbidgee Teaching and Learning Centre.

1.1 Background

The subject site is located on the corner of Animoo Avenue and Warrambool Street Griffith within the Griffith Local Government Area. The subject site is known as Lot 1 DP 1043580 and has an area of 5590 m². The site is currently vacant. The site is located within a residential area, with surrounding land uses consisting of residential dwellings, a primary school, the Griffith Base Hospital, medical centres and a church.

The project relates to the development of a private hospital and a teaching and learning centre. Once operational the hospital will cater for the entire region equating to 60,000 residents (the Murrumbidgee cluster).

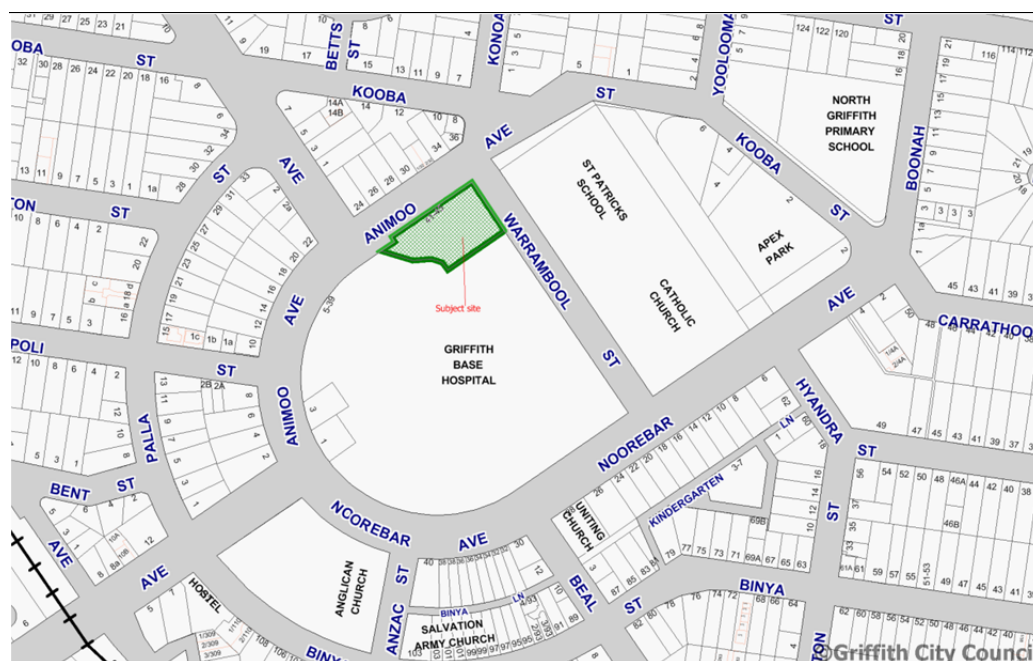


Figure 1- Locality Map of Subject Site

1.2 Project Description (as approved under MP 11_0053)

The project as approved will be built in stages, with phase one consisting of the construction of the Murrumbidgee Clinical Teaching and Learning Centre. Phase two will consist of the construction of the private hospital.

Phase One – Murrumbidgee Clinical Teaching and Learning Centre:

Phase One of MP 11_0053 includes the Murrumbidgee Clinical Teaching and Learning Centre which is to be developed by St Vincent's and Mater Health by an Innovative Teaching and Training Grant from the Commonwealth Department of Health & Aging. The teaching and learning centre will be situated partially on the ground floor and will occupy the first floor level above the admin/ambulatory cluster.

The centre will provide shared clinical teaching facilities for medical, nursing and allied health professionals from multiple partnering universities, including University of NSW, University of Wollongong, Notre Dame and Charles Sturt University. It is estimated that the centre will cater for up to 114 students per annum; 59 medical students, 17 nursing students, 30 allied health professionals, as well as 8 vocational trainees per year.

Phase One of the development of the Murrumbidgee Clinical Teaching and Learning Centre will include:

- A clinical skills lab;
- Tutorial room/small lecture theatre;
- A student resource centre;
- Eighteen (18) onsite car parking spaces (twelve staff spaces and six (6) public spaces);
- Drop off bay;
- Interview rooms;
- Four (4) practice consulting rooms;
- A meeting room;
- A reception area;
- Office space and amenities; and
- Construction of a second story for an enclosed room for air-conditioning plant.

The ground floor level component to be used as part of the hospital (admin/ambulatory cluster) will be built as a shell for Phase One, and later fitted out as part of Phase Two.

Phase Two – Griffith Community Private Hospital

Phase Two of MP 11_0053 consists of the construction of the remainder of the project including:

- The fit out of the admin/ambulatory cluster, comprising reception, consulting rooms, interview room, meeting rooms, outreach support room, chapel, administration support space, coffee shop and gift store/florist;
- Inpatient cluster including twenty inpatient one-bed rooms each with ensuite, patient lounges;
- Staff stations and support space;
- Procedural cluster comprising two operating/procedure rooms, recovery space and support space;
- Ambulance bay;
- Loading/deliveries dock;
- Waste containment areas;
- Storage and cleaning equipment space;
- External landscaping including courtyards and a healing garden;
- Hospital support cluster including kitchen, stores, staff change facilities;
- Construction of a shared pedestrian/bicycle footpath along the frontage of the site at Animoo Avenue;
- Twenty-eight (28) on site car parking spaces (totalling forty-six (46) onsite parking spaces); and

- A physical link to Griffith Base Hospital for patient, public and staff traffic flow.

2.0 Proposed Modification

This s75W application seeks approval to amend the proposed layout of the development in the following manner:

- Minor extension of the front lobby area (approx. 50 m²);
- Minor infill of the proposed "Healing Garden" to allow for a Chapel and Pastor Care Office (approx. 54 m²);
- Infill of proposed "Courtyard" to permit an extension to a meeting room and lounge and the reconfiguration of a hallway (approx. 90 m²);
- Relocation of the loading dock (reduction of approx. 50 m²);
- Reconfiguration and minor extension of the kitchen and laundry area (approx. 35 m²);
- Reconfiguration of the "In-patient" cluster;
- Reconfiguration of the "Procedure Cluster" including an extension (approx. 120 m²) to allow for an equipment sterilisation unit to be located within the hospital; and
- Provision of an ambulance bay in the north-eastern carpark / drop off area.

The proposed modifications to the approved development are highlighted in Figure 2 below. As is apparent, there will be little alteration to the external appearance of the structure. The alterations are mainly internal in nature, relate to the ground floor and are required to achieve optimal functionality of the hospital. The ground floor area of the building is proposed to be increased from 2895m² to 3,276m², a difference of 381m².

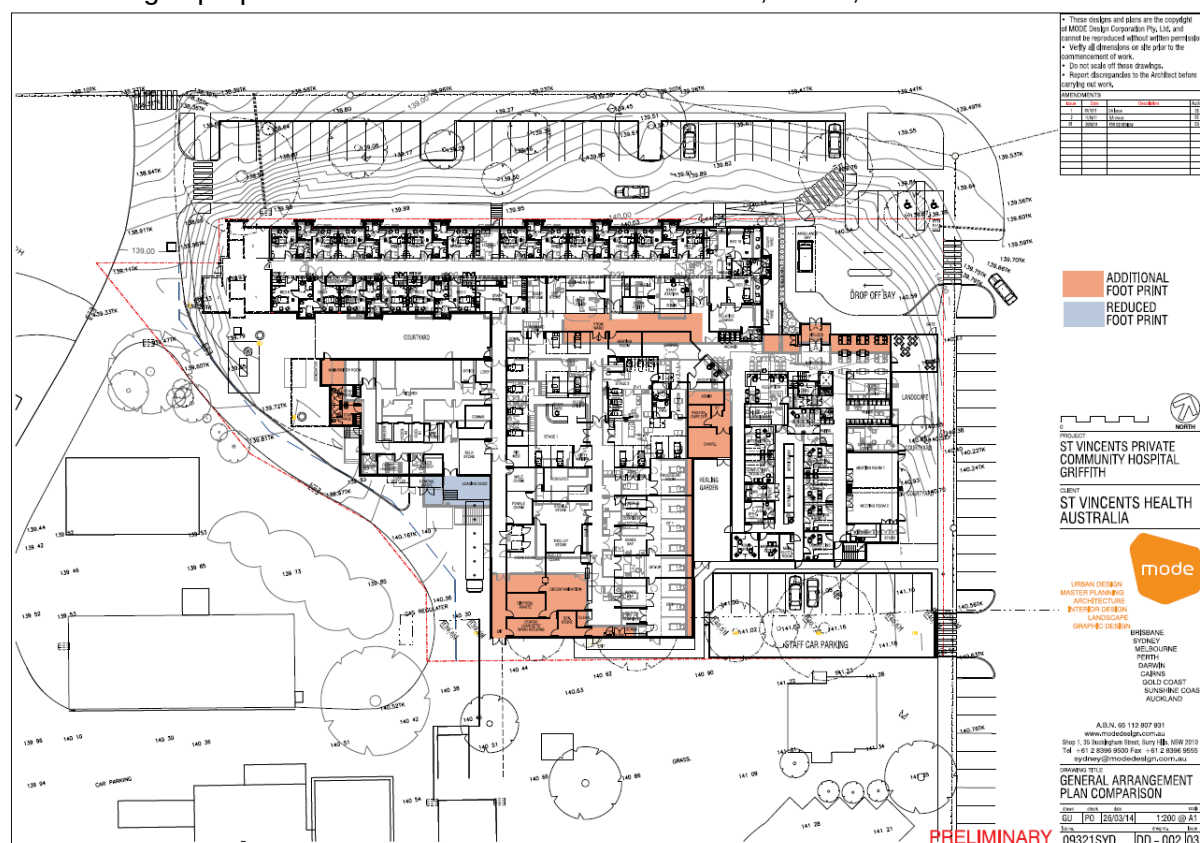


Figure 2- Modification to Floor Plan of the Private Hospital (Highlighted)

2.1 Justification for Modification

The main purpose of the modification is to insert a sterilisation unit within the proposed private hospital. Initial service planning for St Vincent's Private Community Hospital, Griffith (SVPCHG) was carried out on the basis that SVPCHG would purchase sterilising services from Griffith Health Service (GHS). In recent times it has been advised that the GHS sterilising unit requires significant facility and equipment upgrades in order to meet the requirements not only of SVPCHG but also GHS. A reliable sterilising service which complies with national and international standards, will enable the private hospital to gain a license from the NSW Health Private Health Care Unit under the Private Health Facilities Act of 2007 and Regulations of 2010 and can manage high daily throughputs is essential to the legal, efficient and safe operation of the SVPCHG. In order to address the future sterilising needs of both the SVPCHG and the GRHS a number of options were investigated, with the preferred outcome being that SVPCHG is to include a Sterile Supply Unit (SSU), which will be collocated with the operating suite. The SSU will have the sterilising capacity required to meet the SVPCHG's needs but will also include sufficient spare capacity to serve the needs of the GRHS and others in the future if partnering/ contracting arrangements are agreed. St Vincent's Health Australia has committed to the provision of additional funding (estimated ~\$2.4m) to enable the incorporation of the SSU within SVPCHG and the SVPCHG design has been updated to reflect this additional project scope.

The other alterations to the original design and floor plan have been proposed to provide a more functional layout for the private hospital by separating the procedural ward from the remainder of the hospital and limiting the amount of access corridors to provide better visibility and surveillance of the wards by staff. The modified floor plan will also provide for a location to be occupied by a Pastor which was not previously considered in the original design.

2.2 Environmental Impacts

Traffic and Accessibility Impacts

The proposed modifications do not alter the approved access arrangements to the proposed development. The proposed modification will move the ambulance bay from the rear of the site to the drop off bay area which is considered more practical. The proposed modification will also alter the arrangements for loading and unloading. The proposed location of the loading dock will require a right of carriageway for access purposes over the adjacent lot. However this has already been considered in the assessment of the original application and condition F3(k) has been placed on the development which requires an appropriate right of carriageway.

Parking

The increase in floor area proposed as part of the modification is not expected to increase the amount of vehicle trips to and from the site per day. The parking requirements of the hospital will not be altered by the modification or increase in floor area. The table below is taken from the assessment report of MP 11_0053 regarding the calculation of parking spaces for the Hospital and Teaching and Learning Centre:

Use	Ratio	Proposed	Required

Teaching & Learning Centre (Phase 1)	Education Establishment – Tertiary Institution: 2.4 spaces per class room	<u>Ground Floor:</u> - 2 meeting rooms; - 4 teaching consultation rooms. <u>First Floor:</u> - 1 student resource room; - 1 tutorial room; - 1 skills laboratory room.	Total of 4 teaching consultation rooms considered to be one (1) class room + Total of 5 teaching rooms. $6 \times 2.4 \text{ spaces} = 12 \text{ spaces.}$ Phase 1 = 14.4 spaces
Hospital (Phase 2)	Health Services Facility - Hospital: 1 space per 2 beds Health Services Facility – Health Consulting Rooms: 3 spaces per consultation room	20 overnight beds + 20 day/recovery beds/chairs. 3 consulting rooms	Hospital = 20 spaces 3 consulting rooms = 9 spaces Phase 2 = 29
			Total: 43.4 < 43 onsite spaces

The proposed modification will increase the floor area of the Hospital and a portion of the Teaching and Learning centre, however there will be no change to the number of beds or consulting rooms in the Hospital nor will there be an alteration to the amount of teaching rooms proposed. As such, the proposed modification will not alter the previous assessment of parking requirements. The proposed modification actually provides for an additional parking space within the general parking area which increases the amount of spaces to 47 which exceeds the requirements of DCP No. 21 (2011)

Open Space and Landscaping

The modification proposes to decrease the amount of landscaping and open space areas available on site. A reduction of functional open space area has been proposed which adjusts the total amount from 1,159 m² to 924.8 m². The applicant has retained two large areas which will be accessible to patients and employees including a healing garden and a courtyard. There are also several parks, open space and green space in close proximity of the hospital with pedestrian linkages which can be used by patients and employees of the hospital.

Residential Amenity

The subject site is in an existing hospital and education precinct surrounded by dwellings on Animoo Avenue. The modification does not propose a significant alteration of the buildings façade facing the streetscape and residences. The limited alterations to the floor plan are not expected to impact on the residential amenity of the locality. The buildings façade pictured in Figure 2, has not been altered by this modification application.



Figure 3: View of the Proposed Hospital and Teaching and Learning Centre from the surrounding street network.

Public Interest

It is considered that the public interest is best served by the consistent application of the requirements of the relevant Commonwealth and State government legislation, environmental planning instruments (EPI), Development Control Plans (DCP), Council policy and ensuring that any adverse effects on the surrounding area and environment are avoided. On the basis that the proposal is considered consistent with the aims and objectives of GLEP 2002 and other EPI's, DCP's and council policies it is therefore unlikely for the modification application to raise issues that are contrary to the public interest.

The original application was notified to adjoining and adjacent landowners and published in the local newspaper. At the close of the public exhibition period no objections were received. It is not expected that the minor alterations proposed under this modification will receive any additional objections. The construction of a Community Private Hospital is one of the key projects identified in Griffith's Community Strategic Plan and the project has garnered substantial support from the entire region. The modification will permit a much needed sterilisation unit and provide a more functional floor layout for staff and patients of the private hospital.

3.0 Changes to Existing Consent

The following modifications to the consent provided by the Department and Planning and Infrastructure are proposed:

- 1) A2.** *The proponent shall carry out the project generally in accordance with the:*
 - (a) *Environmental Assessment for the Griffith Community Private Hospital and Murrumbidgee Clinical Teaching & Learning Centre, dated 8 June 2011;*
 - (b) *The following plans:*

<i>Architectural drawings prepared by Mode Design</i>			
<i>Drawing</i>	<i>Title</i>	<i>Issue</i>	<i>Date</i>
09321SYD-DD001	Site plan	2	11/10/11
09321SYD-DD002	General Arrangement Plan	2	11/10/11

09321SYD-DD003	General 1 st floor plan	2	11/10/11
09321SYD-DD005	Landscape Plan	2	11/10/11
09321SYD-DD010	Phase One – Ground Floor	2	11/10/11
09321SYD-DD011	Phase One – First Floor	2	11/10/11
09321SYD-DD100	Ground Plan 1	2	11/10/11
09321SYD-DD101	Ground Plan 2	2	11/10/11
09321SYD-DD102	First Floor Plan	2	11/10/11
09321SYD-DD103	Ground Plan 3	2	11/10/11
09321SYD-DD200	Elevations	2	11/10/11
09321SYD-DD201	Elevations	2	11/10/11
09321SYD-DD202	Elevations	2	11/10/11

- (c) The conditions of this approval; and
- (d) The Proponents Statement of Commitments.

The applicant proposed to amend this condition to insert the revised drawings attached to this Modification Report.

2) E10 (f)

Prior to the lodgement of an Occupation Certificate application, the width and location of the proposed driveway/s are to be constructed in accordance with the approved plans (Mode Design, Job No: 09321SYD, Drawing No: DD-002, Issue: 2, Received by Council 17 January 2012). Driveway/s and layback crossings are to be installed in accordance with Council's Engineering Guidelines - Subdivisions and Development Standards December 2008. The property owner remains responsible for the upkeep and maintenance of the access-way and associated facilities.

The applicant proposes to amend the condition to reference the revised drawings attached to this Modification Report.

3) C10

In accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and Council's Development Contribution Plan 2010, this development requires a payment of a contribution towards the cost of or the recoupment of the cost of the provision, extension or augmentation of public amenities, public services and infrastructure that will, or are likely to be, or that have been provided and are required to adequately serve the community. Copies of relevant plans may be viewed or purchased from Council's Customer Services Unit during normal business hours.

- Payment for Phase One shall be **\$44,520.00** (1% of the proposed cost of carrying out the development).
- Payment for Phase Two shall be **\$114,230.00** (1% of the proposed cost of carrying out the development).

*The contribution is to be paid **prior to the lodgement of the Construction Certificate application for each stage** unless other arrangements acceptable to Council are made. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required. Note: the fee may be adjusted at the time of payment in accordance with the Consumer Price Index as published by the Australian Bureau of Statics and as valid at the time of payment.*

The applicant proposes to amend this condition to reflect the adjusted CIV for the project which is \$18,647,000 as opposed to \$15,875,000.

4.0 Conclusions

The proposed modification is considered necessary to ensure adequate instrument sterilisation facilities are available to the private hospital. The proposed modification will create a more functional layout, but will require a minor increase in floor area of the private hospital. However, this increase in floor area will not alter the number of beds present on site, the amount of employees present or the external appearance of the building.

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 development. The proposed modifications to Conditions of approval (section 3) are therefore recommended for approval.