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Email: johnmccormack@bigpond.com
8 August 2015

Project Reference: SSD 7024

St George Hospital Acute Services Building Development

Dear Sir / Madam

Department of Planning
Received
1 0 AUG 2015
Scanning Room

I refer to the above Project and in particular to the Environmental Impact Statement concerning Transport Assessment on page 41 and to Appendices dealing with 'Existing Car Parking'.

By any measure St George Public Hospital is a large facility, attracting patients and visitors from a broad scope of the Sydney metropolitan area as well as servicing the south coast and providing international assistance through contractual arrangements with Sydney airport.

In October 2012, prior to the construction of the New Emergency Department (primarily a ground level building) on Gray Street, I attended an interview at Parliament House in Macquarie Street to defend the demolition of the historic Griffith House in Gray Street, and to draw attention to the overall lack of parking in and around Kogarah Town Centre, the direct responsibility of Kogarah City Council, in association with the State members for Kogarah and Rockdale and the Federal Member for Barton.

In my view and shared by the community who have observed the growth of both St George Public Hospital and the adjacent St George Private Hospital together with the increase of complementary medical services, and the expansion by 2,500 personnel of the head office of St George Bank, there has been a total lack of foresight in dealing with parking and traffic flow in and around Kogarah, Rockdale, Carlton, and Hurstville. Add to these, the construction of high rise commercial units and residential apartments and the planned Gateway entrance to Kogarah at President Avenue.

The net result from the construction of the New Emergency Department was a gain of just six (6) car spaces. There was no excavation under the site or under Gray Street. Opportunities lost !!!

A copy of a sketch I prepared on 24 October 2012 follows at the base of this submission..

The construction of the New Emergency Department went ahead despite the NSW Government Health Infrastructure displaying plans for the additional seven (7) or eight (8) levels, without any provision for additional parking or traffic considerations at the intersection of Gray Street and the Princes Highway.

Of recent dates we have –

- a) a new Ambulance Superstation by NSW Health being constructed at 1-9 Rocky Point Road, Kogarah without any provision for basement car parking, even though there is an opportunity for a joint venture with a parking provider (for example, Wilson Parking) or in conjunction with Kogarah Council (as achieved at Kogarah Town Square). The site at Rocky Point Road is on the fringe of the Kogarah Town Centre, close to both hospitals and could have been developed with allowances for future basement parking, and upper level office or staff residential apartments;

- b) a just completed ground level car park at the site of the previous Emergency Department on Kensington Street has provision for 55 spaces. It appears no consideration was given for any basement level/s and my guess is that parking will be dominated for staff use, thereby diminishing any indication that it will provide relief to additional parking needs linked to Project SSD 7024.
- c) new dedicated car park for 288 car spaces by St George Private Hospital at 6-12 Hogben Street, Kogarah, which I understand comes within the jurisdiction of NSW Health, yet Kogarah Council approved a 6 level building without any basement car parking, representing a loss of 60 to 180 car spaces depending on the number of basement levels. How this lack of foresight evolved is beyond me, and in addition Council rejected any suggestion of providing accommodation units at the rear of the car park which is directly opposite the entry to St George Private Hospital. I also understand that despite Councillors stating that drivers will be relieved to find car parking in Kogarah's town centre, it omits to say that over a short time all available car spaces will revert to the use of medical practitioners and staff at St George Private Hospital staff. A copy of my email dated 25 May 2015 to some Councillors and the Council Director of Planning follows:

From: [John McCormack](#)
Sent: Monday, May 25, 2015 4:25 PM
To: [Stephen Agius](#) ; [Nick Katris](#) ; [Lachlan McLean](#)
Cc: [Michael Platt](#) ; [Kathryn Landsberry](#) ; [George Katsabaris](#) ; [Rod Logan](#)
Subject: Item D2, 6-12 Hogben Street, Kogarah

Cr Agius, Cr Katris, Cr McLean,
Stephen, Nick and Lachlan,

1. There is no provision for excavated basement levels as is the normal practice in Kogarah Town Centre, and across the LGA where 4 storeys and above developments have been built or are currently under construction. One or more basement levels would provide approximately 60 car spaces on each level.
2. With the shortage of parking in St George Private Hospital it seems appropriate to consider an underground link under South Street Reserve to the Hogben Street development.
3. Kogarah Council already has an arrangement for a dedicated basement parking level at the Kogarah Town Square, so there is an established precedent for Council to participate in the development.
4. Point 92 concedes that demand for parking is increasing 'as the hospital and town centre grow'.
5. It appears that the applicant and owner of the site have a close association with St George Private Hospital.
6. Point 95 refers to a report, and I assume it will be available as an Annexure tonight.

7. Point 3 Section 94A Contributions shows a contribution of \$104,721.92 representing 1% of the construction cost (\$10,472.19) yet no contribution to Open Space, Domain, and Streetscape, the major shortfalls in Kogarah town Centre, as stated in Plan No. 8, and more particularly in the immediate area to the proposed development where Council approved in December 2014 to reduce the available social space in South Street Reserve. The logic of Section 94A is difficult to understand for this type of development as there is no contribution for the impact of traffic in the KTC.

8. It would be appreciated if I could receive a copy of the St George Design Review Panel submission.

I urge Councillors to seek deferment so that a better outcome can be achieved on the basis of Council talking an active role in maximising parking outcomes.

Regards,
John McCormack

Further background communications follow-

From: [John McCormack](#)
Sent: Monday, October 22, 2012 8:55 AM
To: r.mcclelland.mp@aph.gov.au
Subject: New Emergency Department at St George Hospital (SSD 5029)

Robert McClelland . Federal Member for Barton
Robert,

You are no doubt directly aware of the above development, as well as through recent press coverage. As a long term local resident, you are well acquainted with the district.

Below are details of an email I sent to Kogarah City Council on 18 October, 2012.

Aside from the need to save Griffith House from demolition, my understanding is that due to State Government financial constraints, there is no provision for any additional or underground parking, yet there is clearly an opportunity using the gradient of Gray Street to at least consider one basement level, and/or devote a large portion of the ground level to parking.

As there are stated future plans to add more storeys to this emergency department building to match the existing eight (8) storey Ward Block building, it stands to reason that significant foundations will be required at the proposed site. Surely, as parking spaces are always at a premium in Kogarah every effort should be made to seek amendments to the current plan.

How can we seriously contemplate "world class hospital facilities" as stated by Ms Whitehurst, of Hospital Administration, with a new hospital block being constructed without a car park ?

In practical terms is there some way of providing funds either directly, or through a joint arrangement with Council? Ratepayers still contribute to an environmental levy and a special rate variation (SRV), and there are Section 94 contributions that may be considered. Perhaps even a joint funding arrangement could be considered with all levels of government participating.

Regards, John McCormack
9 Vista Street, Sans Souci.
9529 3255 and mobile 0408 228 927

----- Original Message -----

From: "John McCormack" <johnmccormack@bigpond.com>
To: <nickolas.varvaris@citywidedgroup.com.au>; <mpkmc@kogarah.nsw.gov.au>; "Katris" <Katris@optusnet.com.au>; <stephenagius@bigpond.com>; "Lachlan McLean" <lachlanmclean2008@yahoo.com.au>; <klkmc@optusnet.com.au>; <annie.tang@kogarah.nsw.gov.au>; <ipetroni@kogarah.nsw.gov.au>; <sam.stratikopoulos@kogarah.nsw.gov.au>; <nicholas.aroney@kogarah.nsw.gov.au>; <nathaniel.smith@kogarah.nsw.gov.au>; <george.katsabaris@kogarah.nsw.gov.au>

Cc: <paul.woods@kogarah.nsw.gov.au>; <rod.logan@kogarah.nsw.gov.au>; <Evan.Hutchings@kogarah.nsw.gov.au>

Sent: Thursday, October 18, 2012 8:44 PM

Subject: New Emergency Depoartment at St George Hospital (SSD 5029)

Mayor Cr Varvaris.
Nick and Councillors,

Further to my phone call concerning the above planned development.

I note Council has made a submission to NSW Department of Planning and Infrastructure that supports the demolition of Griffith House at 30 Gray Street, Kogarah, a regional "R" classification heritage item under Council LEP 1998, and broadly deals with conditions of consent, as well as recognising traffic issues in Gray Street.

Traffic and parking in the area of Gray Street will continue to pose problems as increasing numbers of people visit Kogarah CBD to avail themselves of medical services, banking and retail shopping.

While Griffith House is stated as being planned for demolition to make way for nine (9) car parking spaces and enhancement of ambulance and vehicles movements, there are surely design alternatives that can save Griffith House from demolition, and also address congested traffic conditions in Kensington Street, Gray Street and Queens Avenue.

Also, a major concern is the lack of planning foresight with on-site parking. The plans indicate by dotted lines that it is intended over time to increase the height of the proposed development to the eight (8) levels of the Ward Block building. No provision is shown for underground parking, even though there is a natural fall from Kensington Street down to Short Street that would at least achieve one (1) underground basement level. Realistically, these days, at least three (3) levels of basement car parking are deemed appropriate for both commercial and residential sites of this size. To do otherwise would be recognised a lost opportunity for the future of Kogarah. It may even be advisable to devote part of the ground floor for short term parking.

I believe in the interests of the residents of Kogarah local government area, and indeed also for many people from further afield who visit Kogarah, it would be appreciated if you could personally make representations to the NSW Government requesting consultation with Council to amend the plans and provide a satisfactory balance of heritage, traffic and parking matters.

Regards,
John McCormack

----- Original Message -----

From: "John McCormack" <johnmccormack@bigpond.com>
To: <kogarah@parliament.nsw.gov.au>
Cc: <auburn@parliament.nsw.gov.au>
Sent: Wednesday, October 31, 2012 4:54 PM
Subject: St George Hospital

Cherie Burton MP
Cherie,

Re: Proposed New Emergency Department at St George Hospital

Thank you for providing the opportunity on Thursday 25 October 2012, for Anne Field and myself, representing concerned residents, to meet at your Office in Macquarie Street, with Barbara Perry MP, Shadow Minister for Heritage, Phil Cortis, Project Officer for Health Infrastructure and his group, and Dr Adam Chan, CEO Emergency Department at St George Hospital.

Residents are concerned about -

- 1. Proposed demolition of Griffith House, a regional rated heritage building.**
- 2. Traffic movement through the site and congestion on Gray Street.**
- 3. Parking provisions on-site.**

We believe there are options that will satisfactorily address these issues at minimal additional cost, with only minor changes to the A3 size plan tabled by Phil Corlis at the meeting. In fact, our suggested modifications will have long term benefits for hospital staff and the community.

1. By changing the entry and exit points for service vehicles such as Ausgrid on a 24 hours a day 7 days a week basis, to the existing driveway on the northern side of the Research Building on Kensington Street, it allows the driveway at 30 Gray Street to revert to its present use for access to up to ten (10) car spaces. Griffith House can then remain in the present position. A small setback adjustment of about 2m to the north wall of the proposed Emergency Department building may be necessary. Large trees can be trimmed and retained.

2. By moving the service vehicle entry and exit to the existing driveway of Research House at Kensington Street, will provide more ready and convenient access to loading docks and delivery areas within the hospital grounds, and a general review of on-site parking. Kensington Street at Research House is opposite commercial buildings, and therefore the area is not impacted by noise during evening time and weekends, which is an important and necessary consideration. Width of driveway at 7m - 8m can carry two-way traffic.

(Note - Research House is on piers and the style of construction is well suited to raising the whole building and thereby further enhance traffic flow, and provide additional car parking, and other services.)

2. It is important that traffic congestion in Gray Street be adequately considered. By eliminating heavy duty service vehicles from entering and exiting at Gray Street, opposite busy Queens Avenue and diagonally opposite existing residential apartments. More apartments are planned between Queens Avenue and Princes Lane, and if the Emergency Department building goes ahead without on-site parking.

3. a) The need for kerbside parking on Gray Street and nearby streets will far exceed any capacity to cope with the 6-1/2 % annual growth rate of patients from the present 66,000 patients per year stated by Dr Adam Chan, together with future requirements from local residents and visitors to St George Hospital..

b) Steps shown on A3 plan at top end of the proposed Emergency Building seem to suggest the floor level is elevated at about 2m above existing ground level, and it may allow for car access under this section of the building. however, this should remain a secondary consideration to the overall prospect of underground parking at the proposed Emergency Department, and subject to engineering, vibration and noise considerations, conversion of the proposed roof to a concrete floor suitable for car parking via a ramp access.

c) The Geotechnical Investigation by Jeffery & Katauskas Pty Ltd dated 2 November 2011 discusses under the heading **Earthworks** the proposed site excavation to 2.5m. Phil Cortis of NSW Health Infrastructure mentioned that major service pipes are located about halfway under the proposed building. It therefore seems appropriate to insist on at least one level of basement car parking even if it requires separate areas that leave the major service pipes in situ, and separate parking entry points off Gray Street.

On behalf of concerned residents throughout Kogarah, and recognising the regional needs of Rockdale, Hurstville, Sutherland, Marrickville and Botany local government areas, the above factors should be given immediate consideration to ensure that the proposed development meets reasonable expectations for the years ahead.

Regards,
John McCormack
9 Vista Street Sans Souci NSW 2219
Phone 02 9529 3255 Mobile 0408 228 927

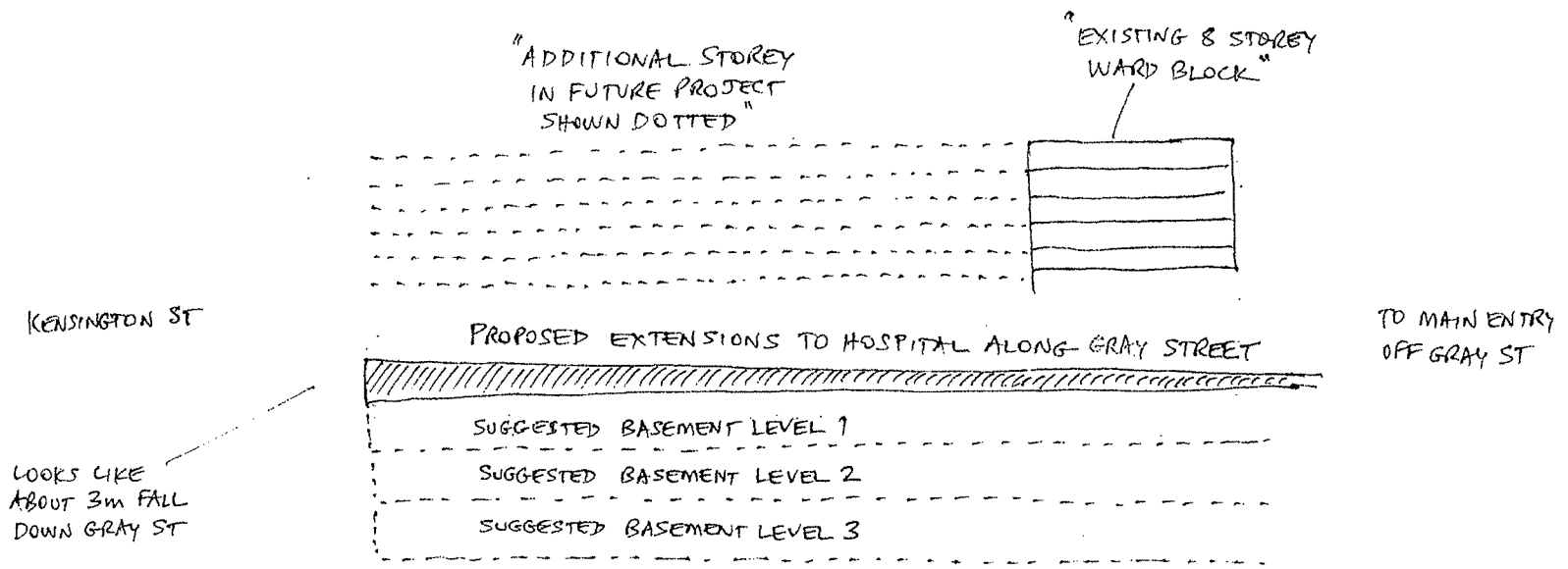
Thank you for the opportunity to make a submission.

Yours sincerely



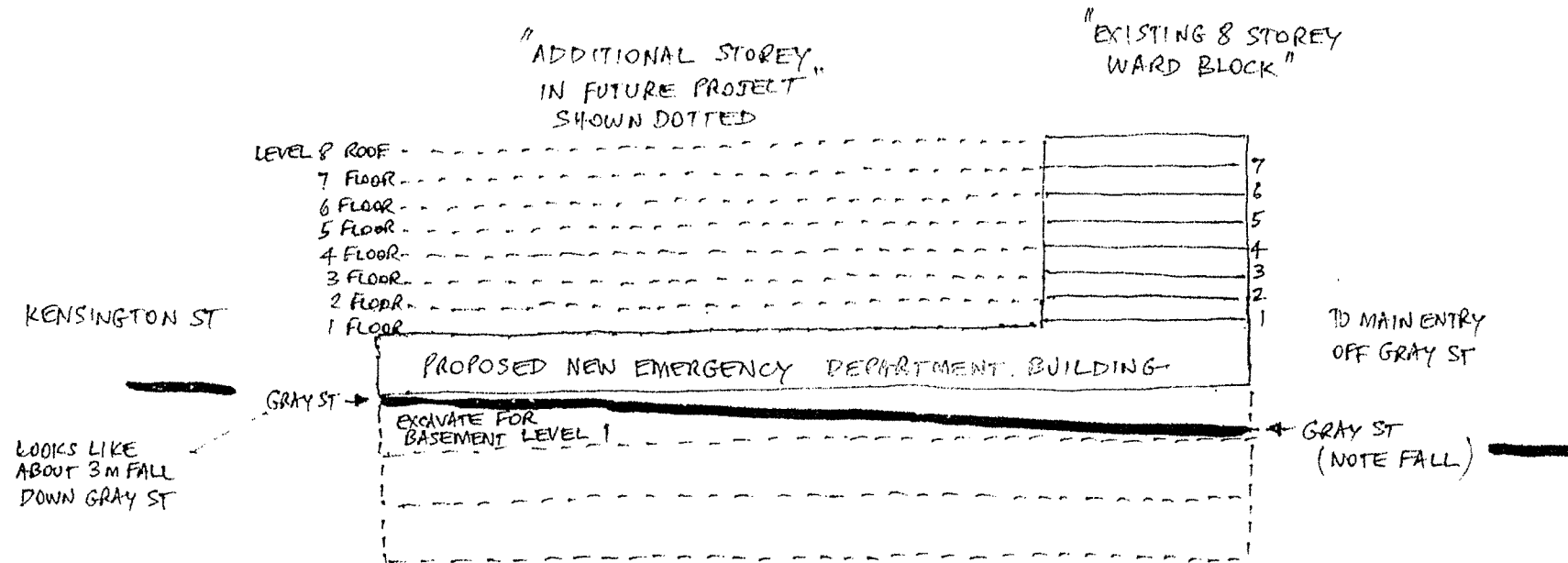
John McCormack

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24 OCTOBER 2012

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WEST ELEVATION FROM GRAY STREET

24 OCTOBER 2012

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