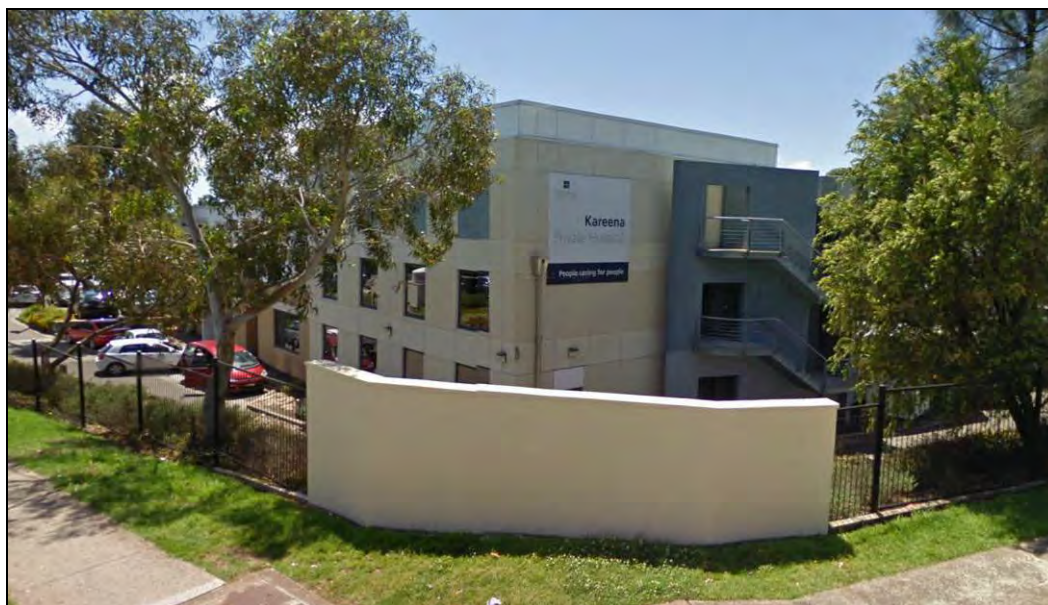




## **SECTION 75W MODIFICATION PROJECT APPLICATION (MP 08\_0169)**

**Proposed Extension to Kareena Private Hospital**

**Kareena Private Hospital  
86 Kareena Road, Caringbah**



**People caring for people**

**February 2013**

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## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres  
Kareena Private Hospital - 86 Kareena Road, Caringbah

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### Executive Summary

McKenzie Group Consulting Planning (NSW) Pty Ltd has been engaged by Ramsay Health Care Ltd to prepare this modification to Project Approval 08\_0169 to enable the staged construction and use of a minor extension to the approved theatres at Kareena Private Hospital.

The proposal will result in an increase to the Gross Floor Area of the building of 100sqm. The additional floorspace will provide for two new theatres of a size that will comply with current health standards and accommodate contemporary surgical equipment, as well as ancillary storage and staff amenities. It will add to the 129sqm extension that has been approved for this location, but not yet constructed.

Project Approval 08\_0169 was issued by the former Department of Planning (now Department of Planning and Infrastructure) on 09 June 2009. The Approval provided for the carrying out of a Concept Plan and Project Approval for part demolition of existing buildings and structures, earthworks and the extension of Kareena Private Hospital (namely carparking, landscaping and associated structures).

The project substantially commenced in April 2010 and is being delivered in stages which align with the patient demands of the area as well as enabling the Hospital to continue operating whilst expanding (closure of clinical services not being an economic nor a health service viability).

The modification to the Project Approval is proposed in response to increased demands for Hospital theatres and to enable two (2) additional operating theatres to be construction, as was always envisaged. Specifically, the design of the extension provides for additional floorspace to suit advances in surgery technologies and will be integrated with the existing Hospital layout without any change to building height or parking. Advances in surgical equipment and technologies, as well as an increase in the Australasian Health Facility Guidelines surrounding operating room sizes since the original application was made is necessitating this proposed amendment. An increase of 100sqm to the already approved 'pop-out' will ensure that 2 complying operating rooms can be constructed as was envisaged in the original concept.

The modified development remains substantially the same development as that approved under 08\_0169 as it will:

- continue to operate as Kareena Private Hospital
- not reduce the established setbacks
- not result in any change to building height
- maintain the approved ground floor parking area
- result in only a minor change to building form to suit technological requirements
- not result in any significant environmental impact
- continue to operate under current hours of operation

The Section 75W Modification is supported by specialist reports contained in the appendices in relation to:

- Architectural design; and
- Building Code of Australia

The specialist documentation demonstrates that the site is suitable for the proposed modification and that any potential impacts of the project are acceptable. This report also shows that the project is consistent with relevant strategic policies and environmental planning instruments and is recommended for approval.



## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres

Kareena Private Hospital - 86 Kareena Road, Caringbah

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## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres  
Kareena Private Hospital - 86 Kareena Road, Caringbah

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### PART A. PRELIMINARY

#### 1.1 Introduction

This Modification to Project Approval 08\_0169 under Section 75W of the *Environmental Planning and Assessment Act 1979* has been prepared by McKenzie Group Consulting Planning (NSW) Pty Ltd on behalf of Ramsay Health Care Ltd.

The proposal seeks to modify Project Approval 08\_0169 (Appendix 1) to enable the staged construction and use of a minor extension to Kareena Private Hospital for new theatres that are capable of accommodating modern surgical equipment.

The proposed expansion is located on the Ground Floor of the existing Hospital building and will result in an increase to the Gross Floor Area of the building of only 100 sqm. The additional floorspace will provide for two operating theatres with ancillary storage and staff amenities.

The modification to the Project Approval is proposed in response to changes in the medical technologies used in operating theatres as well as an increase in the size of operating rooms, as required by the Australasian Health Facility Guidelines (AHFG) which have changed since the approval was received. Demand for Hospital operating theatre time reflecting the need to construct two (2) theatres as originally envisaged. Specifically, the design of the extension provides for additional floorspace that will be integrated with the existing Hospital layout without any change to building height, established setbacks or parking.

The proposed modifications were not envisaged at the time of the Project Application and, as such, require a modification under Section 75W of the *Environmental Planning and Assessment Act 1979*.

The report is arranged as follows:

- Part A Preliminary
- Part B Site Analysis
- Part C Proposed Modifications
- Part D Legislative and Policy Framework
- Part E Environmental Risk Assessment
- Part F Statement of Commitments
- Part G Conclusion

#### 1.2 Background

Constructed in 1964 by a local surgeon Dr Harry Segal, the Kareena Private Hospital was initially constructed as a highset building and was one of the first purpose-built private surgical Hospitals.

The first stage on the top floor consisted of a 33-bed ward, operating theatres for major and minor surgery, kitchen and support service. The second stage of construction under this level included a further 44 beds on the ground floor.

Ramsay Health Care Ltd has been actively seeking the upgrade of Kareena Private Hospital since its acquisition in 2005.

Concept Approval and Project Approval for the carrying out of a Concept Plan comprising part demolition of existing buildings and structures, earthworks and the extension of Kareena Private Hospital (namely carparking, landscaping and associated structures) was granted on 09 June 2009 (MP 08\_0169).

The approval comprised of an extension of the Hospital to accommodate an additional 67 beds and ground floor theatre expansion. The expansion was planned to increase bed and theater capacity because the Hospital regularly operated at 100% capacity.



## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres

Kareena Private Hospital - 86 Kareena Road, Caringbah

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The Major Project approval included:

- Concept Approval for the rezoning of Lot 26 DP 21004 (439 Kingsway) from Local Housing to Zone 12 – Special Uses (Medical Facility), to enable the use of this land for parking associated with the Kareena Private Hospital; and
- Project Approval for all works associated with the proposed expansion of the existing Hospital to support an additional 67 beds, extension of theatre suite at ground floor; associated administrative facilities, 29 on site car parking spaces and associated landscaping and signage.

2011 saw the completion of Stage 1a of a new development with the addition of an Endoscopy Procedural Room, internal refurbishment of Operating Theatre 5 (existing), Rehabilitation gym and Hydrotherapy pool, and an 8 bed extension to the north of the site.

Previous approval for the extension to the Ground Floor (129sqm) for theatres has been granted but not yet built. The proposed extension to the Ground Floor as part of this application will extend the approved floorspace.

### 1.3 Kareena Private Hospital Operations

Kareena Private Hospital was established over 49 years ago by local doctors and since this time has provided a health care service to the people of Sutherland Shire and beyond. Ramsay Health Care Ltd has owned and operated the Hospital and is committed to developing and improving the health care services offered at the site to meet community demand.

The Hospital is an acute care Hospital offering a broad range of clinical services. The Hospital is one of only two private hospitals in Sutherland Shire and by far the largest (the other Hospital located within Sutherland Shire having only 50 beds and providing predominantly day only rehabilitation services).

Currently, Kareena Private Hospital offers the following specialties:

- Maternity and obstetric care (including Level II Special Care Nursery);
- Orthopaedics;
- Acute Medical and Surgical services (including Urology, General, Gynaecology, Ear Nose & Throat and Vascular Surgery);
- Angiography and Cardiac Catheter Unit;
- Rehabilitation services (both medical, and musculoskeletal);
- Day Surgery Unit; and
- Diagnostic and ancillary services.

Kareena Private Hospital has a well-deserved reputation in the provision of medical care. The Hospital provides a range of medical facilities to the Sutherland Shire community, with the majority of patients (83.5%) being residents of Sutherland Shire Council.

This proposal seeks to expand the theatre capacity of the Kareena Private Hospital to improve the services provided and to meet the health care needs of the public.

Since the time of the Major Project Approval, amendments to the health facilities standards and advances in surgical technologies have resulted in the need to provide operating theatres with suitable area in which to allow new equipment to be installed and operated.





## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres

Kareena Private Hospital - 86 Kareena Road, Caringbah

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### PART B SITE ANALYSIS

#### 2.1 Site Location and Description

The subject site is known as 86 Kareena Road, Caringbah (see **Figure 1**) and comprises the following allotments:

- Lots 1-4 & 6 DP20431;
- Lots 101 & 102 DP814378;
- Lot Y DP417162; and
- Lot 26 DP21004.

The site is located at the corner of Kareena Road (north) and The Kingsway. The proposed development relates to the east portion of Lot 101 & 102 DP814378 and Lot 6 DP20431.

The overall Private Hospital site is approximately 1.03 hectares in area, with frontage of approximately 75 metres to Kareena Road along the western boundary and 130 metres to the Kingsway which forms the southern boundary. The site slopes away (2 meter fall) from the Kingsway frontage and has been benched below the level of the Kingsway by approximately 1 to 3 metres. The northern and eastern boundaries of the site adjoin residential development (it is noted that 84 Kareena Road adjoining the northern boundary is the subject of a Development Application with Sutherland Shire Council to enable use and fit-out as a medical clinic).

The site accommodates Kareena Private Hospital which currently comprises 128 beds and provides for services including cardiology, orthopaedics, general surgery, obstetrics and gynaecology, general medicine, geriatric medicine, rehabilitation, gastroenterology, plastic surgery, ear, nose and throat surgery, urology, paediatrics, respiratory medicine and vascular surgery. Radiology and pathology services are also available on site.

Major elements of the facility include:

- Day Surgery Unit
- Five (5) Operating Theatres
- Endoscopy Suite
- Coronary Care Unit
- Intensive Care Unit
- Special Care Nursery
- Rehabilitation services including Hydrotherapy

Ancillary development including administration, infrastructure and utilities are also accommodated within the existing development. Vehicular entry off Kareena Road provides access to parking areas in the north west corner of the site as well as along the southern boundary.

The allotments forming the south east portion of the site are occupied by car parking and separate the main Hospital building and from residential properties.

The layout of existing development on the site, including can be seen in **Figure 2 & 3**. Vehicular access to the site is provided via Kareena Road.



## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres

Kareena Private Hospital - 86 Kareena Road, Caringbah

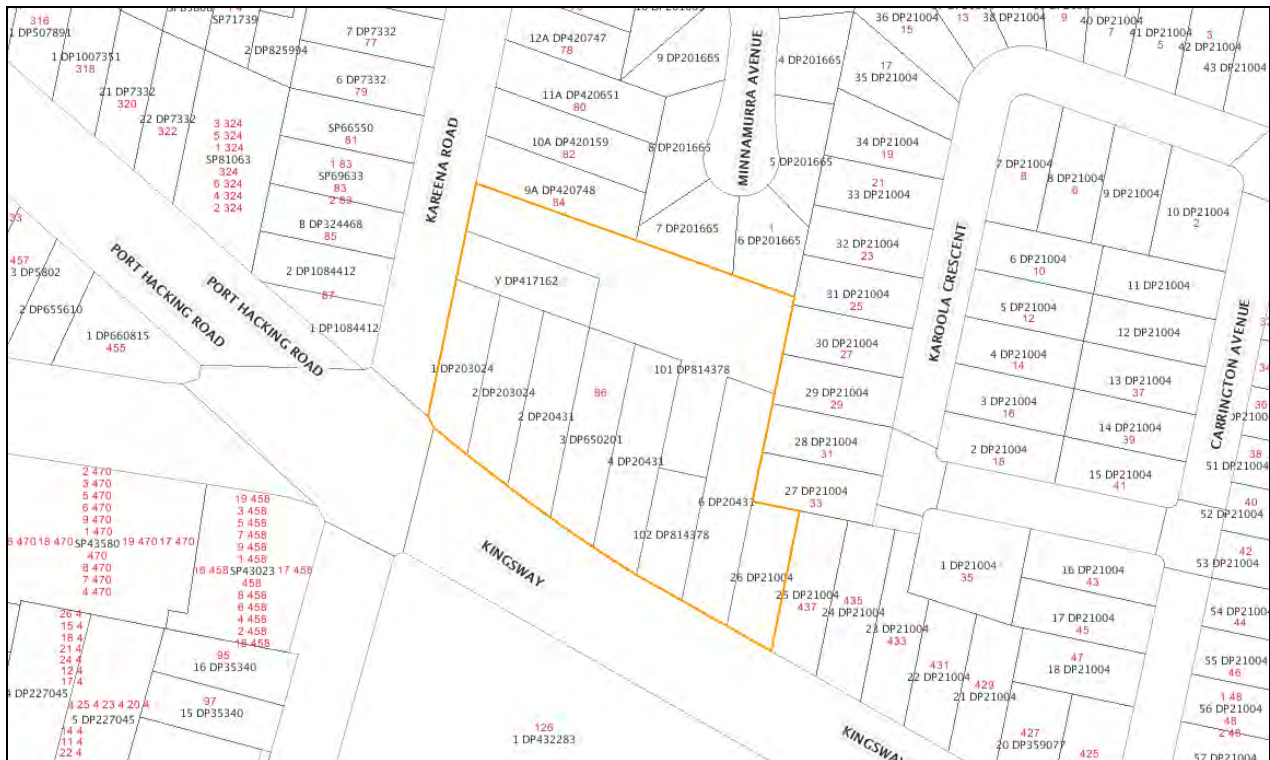


Figure 1. Site Location (Land and Property Management Authority, 2012)



Figure 2. Site Development (at May 2011) (Land and Property Management Authority)





## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres

Kareena Private Hospital - 86 Kareena Road, Caringbah



Figure 3. Approved Site Development under MP 08-0169

### 2.2 Land Ownership

The land is owned by Ramsay Health Care Ltd, Australia's largest private hospital operator, through its subsidiary company HCoA Operations (Australia) Pty Ltd.

### 2.3 Site Context

The subject site is located within established urban area at the intersection of the Kingsway, Kareena Road, and Port Hacking Road (**Figure 4**). While the locality is predominantly characterised by low density residential development, Sutherland Public Hospital forms a major institutional focal point and is located adjacent to the Kareena Private Hospital site, on the southern side of the Kingsway. A number of sites have also recently been redeveloped to accommodate multi-dwelling housing.

The sites immediately adjoining the northern and eastern boundaries of the Private Hospital comprise residences that are suitably screened by perimeter vegetation and fencing (**Figure 5**). No. 84 Kareena Road is currently the subject of a Development Application relating to the use of fit-out of an existing residence as a medical clinic.

A service station located on the northwest corner of the major intersection forms the only commercial activity in close proximity to the site with the primary centre of Miranda located approximately one kilometre to the west of the site and Caringbah Town Centre one kilometre to the south east.



## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres

Kareena Private Hospital - 86 Kareena Road, Caringbah

The Kingsway and Taren Point Road form the main thoroughfares of the locality and provide connectivity to localities within the district and beyond. In particular, the Kingsway provides a direct link to the Princes Highway allowing northern and southern movement. The Boulevard, Port Hacking Road, Captain Cook Drive and President Avenue also provide additional road connections while the Eastern Suburbs and Illawarra Railway Line stations and bus terminals are included at the nearby Miranda and Caringbah centres to provide greater opportunity for transportation. Refer to **Figure 5** for Local Context.

The area of Miranda and Caringbah is a defined medical cluster, dominated by medical uses adjoined by residential uses. Further afield, the region is dominated by 'special uses' such as medical uses, educational and senior's housing developments.



**Figure 4. Immediate Context** (Land and Property Management Authority)

*Note: Aerial photo dated May 2011*





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Proposed Extension for New Hospital Theatres

Kareena Private Hospital - 86 Kareena Road, Caringbah

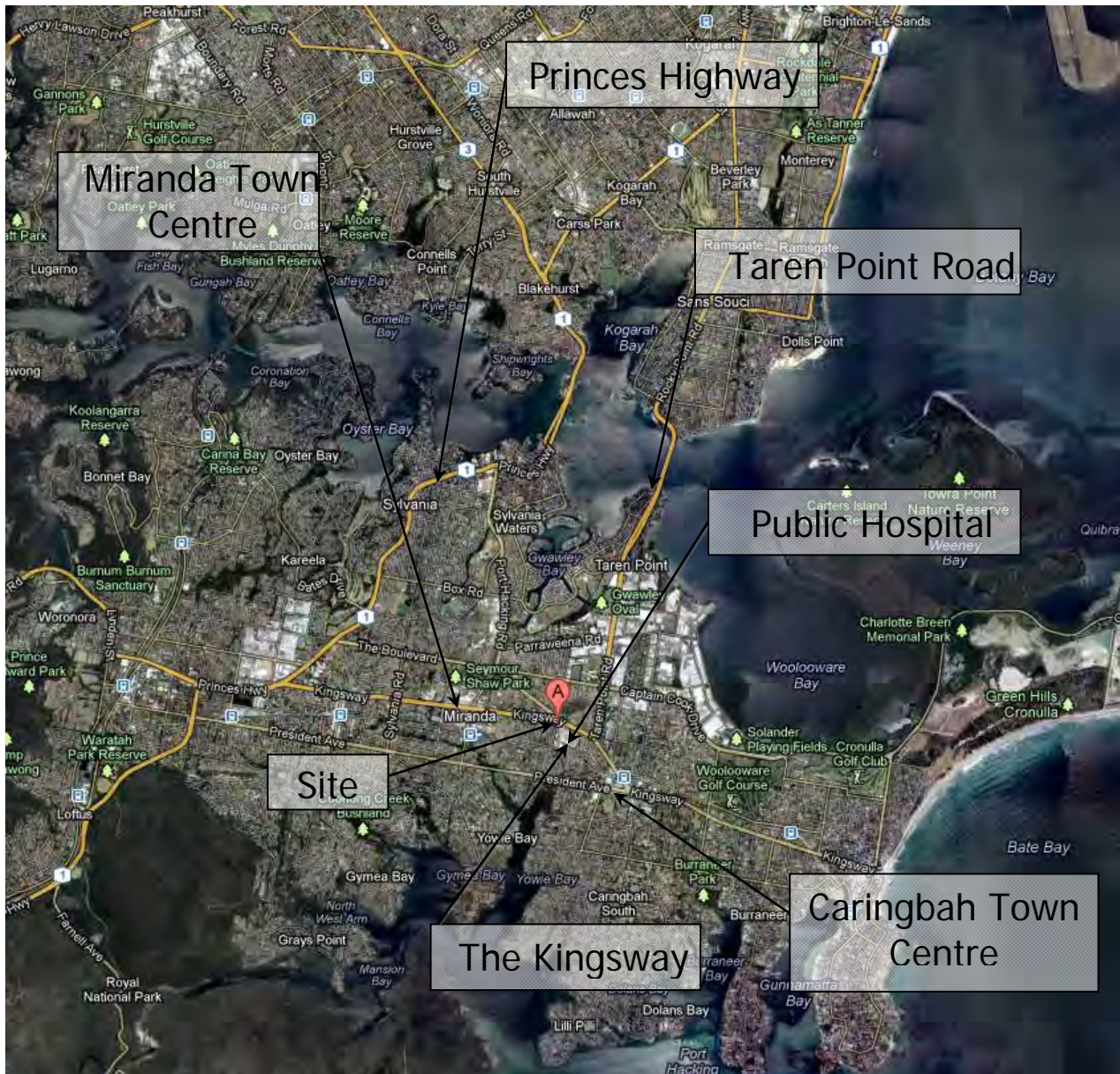


Figure 5. Local Context (Google, 2012)



## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres  
Kareena Private Hospital - 86 Kareena Road, Caringbah

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### PART C PROPOSED MODIFICATIONS

#### 3.1 Description of the Proposal

The proposed development seeks to undertake a minor extension of Ground Level of Kareena Private Hospital at 86 Kareena Road, Caringbah.

The proposed addition is designed as a 'popout' and will accommodate two new theatres, storage and staff amenities. The extension will result in 100 sqm of new floorspace, cantilevered over ground floor parking.

The new addition will involve light weight cladding façade systems. It is planned that a lightweight building façade with invisible fixing systems on steel framing and compressed fibre cement sheet with an applied finish will be used. A colorbond metal deck roof system will be used to match the existing.

The proposal is being undertaken to address the need for additional theatre facilities that are capable of accommodating modern surgical equipment. The extension is well integrated with the existing layout of the Hospital.

There are three inter-linked buildings on the site. The proposed extension applies to the eastern and southern end of the middle building on the site. The proposed new eastern external wall of the Ground Floor (middle building) will be setback a minimum of 6.6 metres from the site boundary. However, given the angle of the boundary, the majority of this façade is setback further and will not reduce existing setbacks for the site established by the adjacent wings.

The new southern wall of the Ground Floor (middle building) is setback 3.4 metres from the wall of the adjoining Hospital building.

The location and design of the proposed extension will have minimal impact on the established streetscape and overall design theme existing on the site and the proposed change will not increase the building height.

The proposed layout is outlined in **Appendix 1**.

#### 3.2 Project Need

The objectives of the proposed theatre extension are to maintain the well-deserved reputation which the Hospital has established in the provision of health care by enabling key facilities within the Hospital to cater for contemporary equipment. This will allow a higher standard of service that will meet the standards expected and demanded.

The proposed works will:

- comply with current health standards;
- provide an opportunity to further strengthen the role of this part of Sutherland Shire Council, as identified in Stage, regional and local strategic and statutory plans as a regional centre for medical provision;
- strengthen and complement the existing cluster of medical services along this part of the Kingsway, providing opportunities for employment growth;
- generate further employment opportunities and retention of medical expertise in Sutherland Shire Council, seeking to promote Caringbah and Miranda as a centre of excellence;
- promote sustainable use of infrastructure through the refurbishment and expansion of an existing facility, negating the need to develop new facilities on land elsewhere; and
- reduce costs to community in travel outside of the Sutherland Shire to seek specialist medical treatment.





## **SECTION 75W MODIFICATION**

Proposed Extension for New Hospital Theatres

Kareena Private Hospital - 86 Kareena Road, Caringbah

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The proposal seeks to extend the existing services of the Hospital to increase its operating capacity to meet the need of the community.

The theatre extension at Ground Level is proposed to provide larger complying operating theatres thereby improving the capacity of the Hospital to treat more people.

The design will allow for the efficient operation of the Hospital whilst maintaining adequate amenity to surrounding residential development.

### **3.3 Supporting Documentation**

The existing consent and development plans are attached to this report.



## SECTION 75W MODIFICATION

Proposed Extension for New Hospital Theatres  
Kareena Private Hospital - 86 Kareena Road, Caringbah

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### PART D LEGISLATIVE AND POLICY FRAMEWORK

#### 4.1 Environmental Planning Instruments

The relevant matters for consideration required are addressed as follows:

##### 4.1.1 Sydney Metropolitan Strategy – City of Cities: A Plan for Sydney’s Future 2005

The Metropolitan Strategy (Metro Strategy) is the major planning initiative of the Department of Planning and Infrastructure to meet the challenges associated with:

- Population Growth over the next 25 years - an additional 1.1 million people are projected to be living in the Greater Metropolitan Region by 2025.
- Dwindling land supply and the need to contain growth to protect conservation areas and agricultural land.
- Improvements to infrastructure.
- More effective use of natural resources, particularly energy and water.

The Metro Strategy determines where the key centres in the Sydney Metropolitan area are located to determine opportunities for growth and employment generation.

There are five aims set out in the Metro Strategy to achieve these challenges. These are:

1. *Enhance Livability*: Enhance Sydney's livability, by ensuring a diverse choice of housing for an ageing and changing population, close to services, while protecting the character of our suburbs and communities.
2. *Strengthen Economic Competitiveness*: Strengthen Sydney's long-term economic prosperity by increasing the city and region's competitiveness in globalised markets, and sharing the benefits across the city.
3. *Ensure Fairness*: provide fair access to jobs, services and lifestyle opportunities by aligning services close to where people live, and by providing access to high quality transport.
4. *Protect The Environment*: Protect Sydney's unique environmental setting and reduce the city's use of natural resources and production of waste.
5. *Improve Governance*: Improve the quality of planning and decision making, and give the community confidence in our institutions.

There are seven strategies in the Metro Strategy designed as triggers to meet the above aims including 'Economy and Employment' which aims to strengthen globally competitive industry networks and clusters and increase innovation and skills development.

It is considered that the project complies with the general aims of the strategy for Sydney as it supports the aim to strengthen economic growth by clustering the medical facilities in the Miranda-Caringbah area while balancing social and environmental impacts. The expansion of Kareena Private Hospital will seek to meet the aims of the Sydney Metropolitan Strategy by providing supplementary health infrastructure to support public services in a manner which is coordinated and responsive to current health care delivery.

##### 4.1.2 Draft Subregional Strategy – South Region

The Sydney metropolitan area contains 10 subregions, each with a subregional strategy which is an interpretation of the Metropolitan Strategy at the subregional and local level.

Sutherland Shire Council is part of the South subregion which also includes South Kogarah, Hurstville, Canterbury, Rockdale and Marrickville local government areas.



## SECTION 75W MODIFICATION

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Sutherland is the second most populated LGA in NSW with over 215,000 residents and covers an area of 36,870 hectares. Being the most southern LGA within the south subregion it is well connected to both Sydney and the Illawarra Region.

The draft Subregional Strategy identifies significant features of the Shire including Sutherland Hospital and the medical facilities cluster of Caringbah, which includes Kareena Private Hospital. Sutherland Town Centre is identified in the Metropolitan Strategy as a Potential Major Centre and the Caringbah-Miranda area, in which the subject site sits, has been designated to provide more retail, health and employment services.

One of the key actions for the south subregion, is to investigate and resolve the roles of Caringbah, Miranda and Sutherland. This includes the following actions:

- Resolve the roles of Caringbah, Miranda and Sutherland. Investigate the formulation of a 'higher learning precinct' incorporating specialties of ANSTO.
- Promote Caringbah and Miranda as 'centres of excellence' in biomedical and bioengineering research and development.

The 2005 Metropolitan Strategy nominates Sutherland as a Potential Major Centre. Miranda and Caringbah are identified as Town Centres. Whilst Sutherland plays an important role for employment as a local administration center, Miranda provides significantly more services and employment in retail and Caringbah's strength lies in provision of health services.

The south subregional strategy discusses the close proximity of Caringbah and Miranda which are conveniently located and serviced by rail and road infrastructure, with both having potential for employment and residential growth. It is important for the long term future of the south subregion that these centres do not compete for similar roles. They need to complement each other while broadening employment opportunities, retail and services for the local community, particularly given the physical attributes of the Sutherland Shire peninsula and associated transport challenges.

The location of Kareena Private Hospital between Caringbah and Miranda makes it well placed to continue providing health care services. The expansion of the Hospital means that more specialist services will generate further training opportunities and retention of medical expertise in Sutherland Shire Council.

The provision of operating theatres capable of supporting the latest surgical technology at Kareena Private Hospital will strengthen the existing cluster of medical services along this part of the Kingsway which will provide opportunities for employment growth.

### 4.1.1 State Environmental Planning Policies

#### State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) repeals the former *State Environmental Planning Policy No. 11 – Traffic Generating Development* and provides for certain proposals, known as Traffic Generating Development, to be referred to the Roads and Maritime Service (RMS) for concurrence. Referral may be required for the erection of new premises, or the enlargement or extension of existing premises where their size or capacity satisfy certain thresholds.

Schedule 3 lists the types of development that are defined as Traffic Generating Development. The referral thresholds for 'Hospital' development are:

- 200 or more beds with site access to any road; or
- 100 or more beds where the site has access to a classified road or to a road that connects to a classified road (if access is within 90 metres of connection, measured along the alignment of the connecting road).



## SECTION 75W MODIFICATION

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Kareena Private Hospital - 86 Kareena Road, Caringbah

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Although positioned along the Kingsway, Kareena Private Hospital does not have direct access to this arterial road. However, vehicular access via Kareena Road is within 90 metres of the Kingsway. Notwithstanding, the proposal does not seek to increase the number of beds provided within the facility. Although new theatres are proposed, the capacity of the Hospital to accommodate patients will remain unchanged. Referral to the RMS is therefore not required.

### 4.1.2 Deemed State Environmental Planning Policies

As of 1 July 2009, regional environmental plans (REPs) no longer form part of the environmental planning instrument hierarchy. All existing REPs are now deemed State Environmental Planning Policies.

#### Greater Metropolitan Regional Environmental Plan No.2 Georges River Catchment

This Regional Plan is a deemed State Environmental Planning Policy. The Plan aims to protect the water quality of the Georges River and the environmental quality of its entire catchment.

The proposal will not have any detrimental effect on the Georges River Catchment given its elevated position within an established urban area.

### 4.1.3 Local Environmental Plans

#### Sutherland Local Environmental Plan 2006

The provisions of *Sutherland Local Environmental Plan 2006* (SLEP 2006) apply to the subject site and proposed development as discussed below.

#### ***Zoning and Permissibility***

The proposed extension to the Hospital is defined as a 'medical facility' under SLEP 2006, being:

***medical facility*** means a building or place used for the medical or surgical treatment of persons, whether public or private, including any of the following:

- (a) any associated shop or dispensary,
- (b) a Hospital (other than a psychiatric Hospital),
- (c) a sanatorium,
- (d) a health centre,
- (e) a home for infirm persons, incurable persons or convalescent persons,
- (f) but does not include any part of a correctional centre used for the medical or surgical treatment of persons.

The site is located within Zone 12 Special Uses under SLEP 2006 (**Figure 6**). The objectives of the Zone 12 are:

- (a) to provide for a range of community facilities and services to meet the needs of the community,
- (b) to allow for development by public authorities,
- (c) to provide for a variety of development in accordance with local educational, religious or similar community demand,
- (d) to ensure the scale and nature of new development is compatible with the surrounding urban form and natural setting of the zone,
- (e) to recognise critical requirements, as identified by the Commonwealth, relating to the use of Commonwealth land for defence purposes.

Medical facilities are permissible in the zone with development consent. The proposal will improve and upgrade the range of community facilities and services to meet the needs of the community. The proposed theatre extension represents an alteration to the existing medical facility use on the site and is permissible within the zone.





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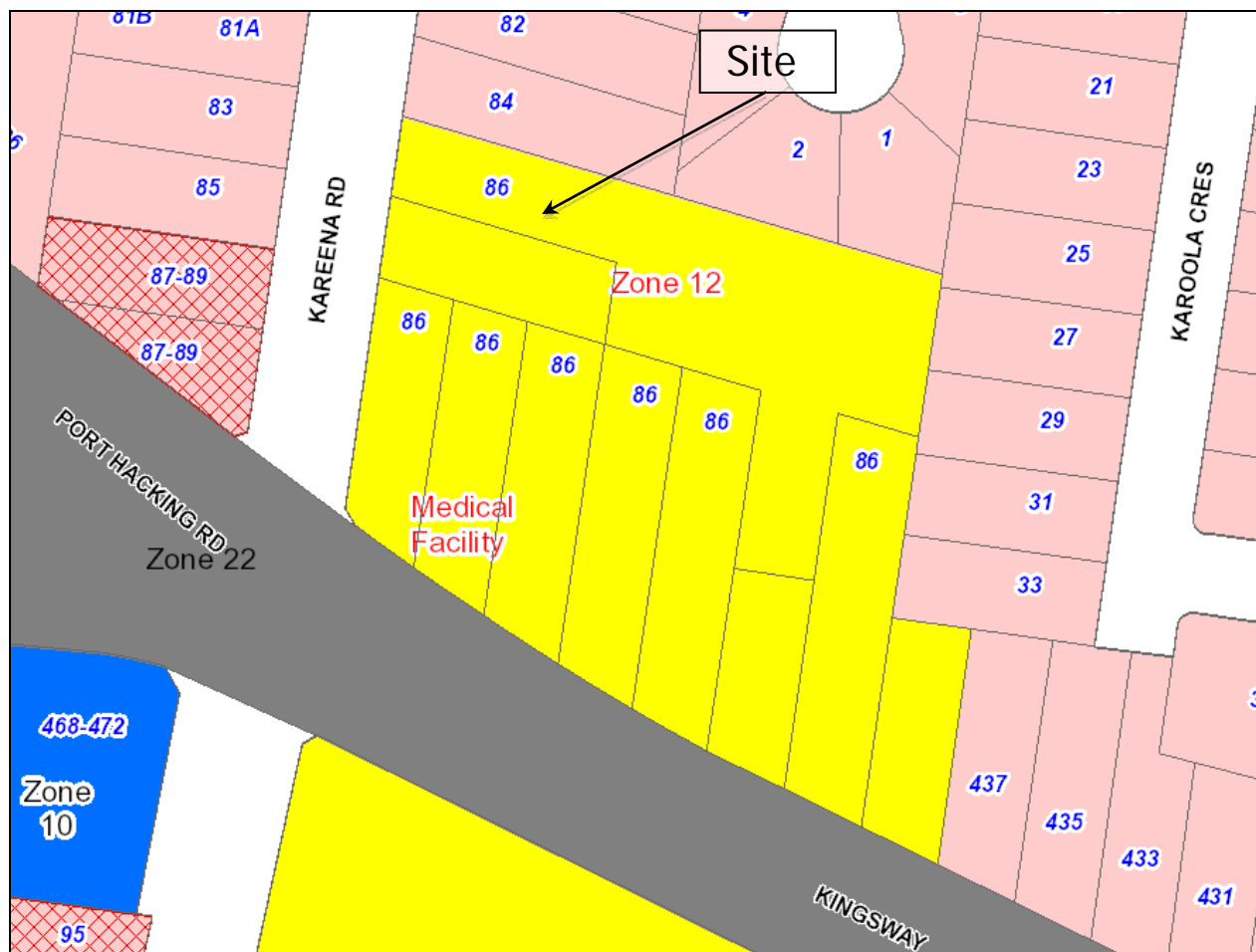


Figure 6. Zoning Map – Sutherland Local Environmental Plan 2006 (Sutherland Shire Council, 2006)

### ***Foreshore Building Line***

The site is not affected by a foreshore building line.

### ***Development in or Adjacent to Waterways***

The site is not located within or adjacent to any waterways.

### ***Flood Prone Land***

The site is not flood prone land.

### ***Bushfire Prone Land***

The site is not bushfire prone land.

### ***Contaminated Land Management***

The site is not identified as being contaminated.

### ***Acid Sulfate Soils***

The site is not identified as containing acid sulfate soils.

### ***Building Height***

The existing development comprises a range of buildings having varying heights across the site. No increase to existing on-site building heights is proposed. The height of the new extension matches the existing roof RL of the eastern façade. The existing two storey form will be retained.



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The area to be developed is setback behind existing building lines and will result in no change to the street front elevations. Whilst the eastern elevation will be modified, a reasonable setback to the side boundary (adjoining residential properties) is proposed to maintain adequate amenity to neighbouring properties. The overall setbacks of the site are not reduced.

### ***Building Density***

There is no specific density control within SLEP for land zoned 12 – Special Uses, therefore the objectives of the building density clause within the LEP are referred to as follows:

- (a) to ensure that development is in keeping with the characteristics of the site and the local area,*
- (b) to provide a degree of consistency in the bulk and scale of new buildings that relates to the context and environmental qualities of the locality,*
- (c) to minimise the impact of buildings on the amenity of adjoining residential properties,*
- (d) to ensure, where possible, that non-residential buildings in residential zones are compatible with the scale and character of residential buildings on land in those zones.*

The proposed theatre extension will result in an increase to the floorspace area of only 129 sqm. The new addition can be easily accommodated within the site with minimal impact on the bulk and scale of the development. A reasonable setback to adjoining residential properties has been provided to ensure amenity is retained. There will be no car parking lost as a result of the new addition.

Previous approval for the extension to the Ground Floor (129sqm) for theatres has been granted but not yet built. The proposed extension to the Ground Floor level as part of this application will extend the approved Ground Floor level floorspace.

### ***Landscaped Area***

No alteration to existing landscaped area is proposed.

### ***Urban Design - General***

The proposed extension will not have any significant impact on the urban design character of the locality as the components will be located behind the southern building in the site which fronts the Kingsway. Given the scale of the overall Kareena Hospital development, the addition is minor in nature.

The proposed extension is designed as a 'popout' feature on the Ground Floor which is elevated from the natural ground level, allowing for the parking on the ground level below to be retained and represents only a small extension of the approved enlargement of the Ground Floor in this location.

No vegetation will be impacted by the proposal.

The Sutherland Shire LEP requires the consent authority to address the following relevant principles in relation to urban design principles:

- (a) the extent to which high quality design and development outcomes for the urban environment of Sutherland Shire have been attained, or will be attained by the proposed development,*

The proposed addition is in keeping with the existing, recently upgraded, built form. The area of development is screened from the street and will result in no aesthetic changes to the street frontages. The addition will be well integrated into the existing Hospital building.

- (b) the extent to which any proposed buildings are designed and will be constructed to:*
  - (i) strengthen, enhance or integrate into the existing character of distinctive locations, neighbourhoods and streetscapes, and*
  - (ii) contribute to the desired future character of the locality concerned,*

The design of the new addition has been mindful to mitigating impacts on sensitive adjoining uses. Existing fencing and landscaping along the eastern boundary will be retained. No decrease to overall site



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setbacks will result. The addition will reinforce the contribution the Hospital makes to the medical/ health hub.

*(c) the extent to which recognition has been given to the public domain in the design of the proposed development and the extent to which that design will facilitate improvements to the public domain,*

The proposed addition is accommodated internally within the site and will not be visible from any street frontages. Because the addition is elevated, it will have no impact on the site planning or operation at the ground level where parking is located.

*(d) the extent to which the natural environment will be retained or enhanced by the proposed development,*

No trees or natural elements on the site will be impacted.

*(e) the extent to which the proposed development will respond to the natural landform of the site of the development,*

The proposed extension applies to the Ground Floor and results in no alteration to the natural landform of the site.

*(f) the extent to which the proposed development will preserve, enhance or reinforce specific areas of high visual quality, ridgelines and landmark locations, including gateways, nodes, views and vistas,*

The site is not of any particular high visual quality. Additionally, the area of works is not visible from the adjoining streets or public domain. The new works are designed to be compatible with the recent upgrades.

*(g) the principles for minimising crime risk set out in Part B of the Crime Prevention Guidelines and the extent to which the design of the proposed development applies those principles.*

Clear sightlines within between the public and private domain are to be retained. Carparking areas are well lit to increase surveillance. Existing access points will be retained with no change to pedestrian or vehicular movements. On site security is already well established on the site. The definition of public and private spaces is easily identifiable and signage is established throughout the Hospital to improve wayfinding. The recent upgrade improved the aesthetics of the Hospital and it presents as a well cared for and utilised space.

### ***Ecologically Sustainable Development***

The proposal will not restrict the achievement of ecologically sustainable development objectives.

The extension of an existing Hospital facility to improve health infrastructure and services is an efficient and sustainable use of the site. The proposal responds to future needs of the existing and future population, seeking to increase theatre facilities. The improved health services will directly improve the quality of life of those who require those health services on offer. Through providing those services via extension of the existing facility, the benefits of the proposal far outweigh the alternative options of new health facilities on land outside of the medical/ health hub.

### ***Transport Accessibility, Traffic Impacts and Car Parking***

The proposal will ensure that the parking and bicycle storage associated with the Kareena Private Hospital will be available for the intended visitors and staff. No increase in parking demand is required by the proposal because no additional beds are proposed.

No change to the overall hardstand area will result from the proposal.



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The site is located close to some of the area's major transport routes and is close to bus and train services.

### ***Heritage***

The site is not identified as containing or being located adjacent to any item of environmental heritage.

### ***Significant Trees or Natural Landforms***

The proposal will not be undertaken in an area of significant trees or natural landform.

### ***Preservation of Trees or Vegetation***

No vegetation will be impacted by the proposal.

## **4.2 Draft Environmental Planning Instruments**

No Draft Environmental Planning Instruments currently apply to the proposal.

## **4.3 Development Control Plans**

### Sutherland Development Control Plan 2006

The relevant provisions of Sutherland Development Control Plan (DCP) are discussed below:

#### ***Chapter 1 – Design Principles and Site Analysis***

The proposal represents only a minor addition to an existing private Hospital development and will not be out of context with the surrounding built form.

The efficiency of the public domain is preserved through the location of the works behind the southern building, screening it from Kingsway Road. The works are also not visible from Kareena Road.

No significant views will be impacted by the proposal. No adverse change to the established amenity will result from the development.

#### ***Chapter 2 – Locality Strategies***

Although the site is not specifically identified as forming part of the Medical Cluster Precinct (**Figure 7**), the DCP locality strategy for Caringbah Medical Cluster specifically refers to Kareena Private Hospital. As such, a medical cluster surrounding these institutions is recognised as an important precinct for the Shire.

Sutherland Shire's Development Control Plan 2006 notes that:

*Sutherland Hospital and Kareena Private Hospital offer considerable opportunities to make an area of Caringbah a leading centre for a raft of medical-related facilities. The concentration of these facilities into one area will limit the number of trips required to seek specialist medical advice and develop into an area of medical excellence. It will enable the Caringbah Centre to feed off additional patronage that would otherwise be dispersed to other areas. Its reliance on a major public transport node can also be taken advantage of. The medical cluster caters for the people of the Shire and provides specialist medical services to a wider catchment. An area adjoining Sutherland Hospital has been identified as an essential area for this purpose.*

The statement above establishes the objectives and controls for medical-related activities within the vicinity of Sutherland Hospital. The proposed new operating theatres will strengthen the role of the Caringbah Medical Cluster.





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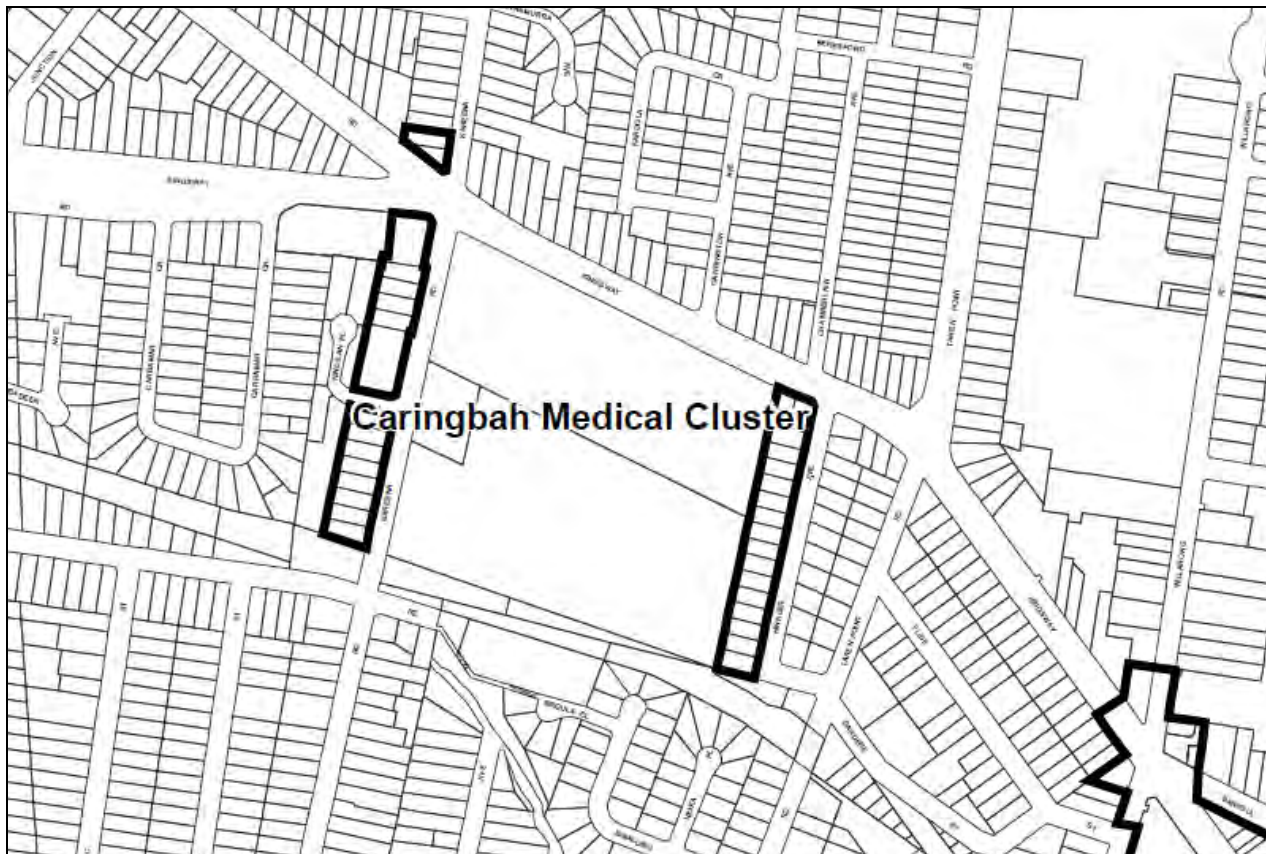


Figure 7. DCP Medical Cluster Precinct (Sutherland Shire Council, 2006)

### Chapter 3 – Urban Design

- *Amalgamation and Subdivision Requirements*  
No subdivision is proposed.
- *Street Setbacks*  
No established building setback to Kingsway Road or Kareena Road will be altered by the proposal.
- *Side and Rear Setbacks*  
The proposal will result in reduced side setbacks to the middle wing of the private hospital with the new eastern external wall of the Ground Floor of this middle building to be setback a minimum of 6.6 metres from the site boundary. Given the angle of the boundary, the majority of this façade is setback further.

Additionally, the setback of the building to the eastern boundary of the site is considered suitable for the development as it still retains a reasonable setback and proposes a greater setback than that of the northern and southern buildings.

The new southern wall of the Ground Floor (middle building) is setback 3.4 metres from the wall of the adjoining Hospital building.

- *Site Coverage*  
The proposal will result in an additional 100 sqm of floorspace. However, the addition is on the elevated portion of the Ground Floor and is located above hardstand (parking) area. There will be no reduction in landscaped area.



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- *Building Envelopes*

The proposal will modify the building envelope and is designed to form a logical extension to the existing building. The overall building bulk and scale of the Hospital development from the adjoining streets will remain unchanged. The setback to the eastern boundary will not be less than already established by the existing northern and southern hospital wings.

No increased height of buildings across the site will occur from the proposal.

- *Landform*

No alteration of the existing landform is proposed as part of the subject application.

- *Building and Site Layout*

The existing building and site layout will not be significantly affected by the proposal as it is designed to sit above existing car parking. Internally, the new theatres are suitably located adjacent to the existing hospital operating theatres. The addition is compatible with the existing uses and layout within the Hospital buildings.

- *Active Frontages*

The proposal does not alter the existing uses or building design.

- *Floor Space Mix*

The proposal does not alter the existing uses or building design.

- *Ancillary Facilities*

While ancillary storage and amenities will be provided within the extension, no other ancillary development is proposed on the site.

- *Streetscape and Building Form*

The proposal does not alter the existing uses or building design. The existing streetscape will be largely unaffected by the proposed extension to the Ground Floor of the Hospital.

- *Landscape*

The proposal does not alter the existing landscape on the site.

- *Privacy*

The proposal does not alter the privacy currently enjoyed by surrounding development as the windows along the eastern elevation have been designed to allow for natural light and restricted opportunity for overlooking. The windows are also smaller than those approved under the original approval for this elevation.

- *Daylight Access*

The proposal does not alter the sunlight currently enjoyed by surrounding development. The development is located to the west of the established residential development and the design has taken into account building height and setbacks to ensure adequate sunlight is provided to the private open space and living areas of the adjoining buildings.

- *Views*

The proposal does not affect any significant views or vistas.

- *Access*

The proposed extension will result in no change to the existing access and egress driveways for the Private Hospital. A separate application relating to the repositioning of the boom gates off Kareena Road is currently being considered by Sutherland Shire Council. That application will maintain the entry in its current location, but provide for on-site queuing of vehicles to ensure the safe and efficient movement of traffic along Kareena Road.



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- *Adaptable Housing*  
No adaptable housing is proposed or impact within the subject application.
- *Safety and Security*  
The proposed extension will be well integrated into the existing building and will complement existing on-site Crime Prevention Through Environmental Design features of the site, including casual surveillance, CCTV monitoring, patrols and ongoing maintenance.
- *Fencing*  
No new fencing is proposed as part of the subject application. The existing 1.8m solid fence along the eastern boundary will be retained.

### **Chapter 4 – Natural Resource Management**

The proposal will not affect any area of natural resources, threatened species or conservation.

No vegetation will be affected by the proposed construction of the proposed extension as it is over an existing parking area.

### **Chapter 5 – Environmental Risk**

- *Bushfire*  
The site is not bushfire prone land.
- *Telecommunications*  
The proposal does not include telecommunications works.
- *Contaminated Land Management*  
The site is not identified as being contaminated land.
- *Flood Risk Management*  
The site is not flood prone land.

### **Chapter 6 – Repealed**

No applicable provisions.

### **Chapter 7 – Vehicular Access**

- *Number and Dimensions of Parking Spaces Required in Development*  
Parking requirements under the DCP are:
  - 1 space per 3 hospital beds
  - 1 space per 3 employees
  - 1 space per doctor

The proposal does not include any increase in patient beds, staff or doctors. No increase in parking demand will be generated by the proposal.

This arrangement does not decrease the overall parking area, but rather the extension is elevated above the car park to retain parking spaces.

The Traffic and Parking Report prepared for the previous Hospital upgrade provided an analysis of the parking demand for the Hospital. Based on the report, only 113 parking spaces were required. As part of this development, there are 123 parking spaces on the site, thereby exceeding the requirement of the DCP.

- *Vehicular Access*  
The access to the site will remain in the current position along the lower order road (Kareena Road). As outline above, a separate application relating to the repositioning of the existing boom



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gates is currently being considered by Sutherland Shire Council. That application will maintain the entry in its current location, but provide for on-site queuing of vehicles to ensure the safe and efficient movement of traffic along Kareena Road. The subject application will not alter the access arrangements proposed under that DA.

No new roads are proposed.

- *Driveways (internal) and Private and Public Footpaths*

The existing internal driveways will be retained as part of the proposal. Access suitable for the intended staff, visitors and patients of the Hospital has been provided and will be maintained.

No loss of pedestrian access will occur. No new hardstand areas will be required to accommodate the extension.

- *Design of Car Parking Areas*

No significant change to the existing car park areas will be undertaken as a result of the proposed Ground Floor Level extension.

All entry and exit of the site can be undertaken in a forward motion. No change to parking space dimensions will be undertaken.

- *Provision of Facilities for Cycling, Walking and Public Transport*

No restriction to existing opportunities for cycling, walking or access to public transport will be presented by the proposed development.

- *Traffic Generating Development*

As outlined above, the proposed development does not fall into the definition of traffic generating development under *State Environmental Planning Policy (Infrastructure) 2007* as no additional beds are proposed.

- *Locality Strategy Areas*

As outlined above, the site is not included within any Local Strategy.

### **Chapter 8 – Ecologically Sustainable Development**

The site does not contain, nor is it adjacent to, any environmentally sensitive land or water.

The existing stormwater management on the site is capable of accommodating the proposed extension.

Waste generated during construction will be removed by a contractor and recycled or reused where possible. Ongoing waste management will be consistent with the current arrangement for the Hospital.

No increase in traffic that will result in air or noise pollution will result from the proposal which will provide additional operating theatres for existing patient numbers.

### **Chapter 9 – Specific Landuses**

The proposal does not include any activity listed under this Chapter.

### **Chapter 10 – Advertising**

No advertising is proposed as part of the proposed development.

### **Chapter 11 – Social Impact**

The minor nature of the proposal does not warrant the undertaking of a Social Impact Assessment; however, it is considered that the new theatre rooms are in the public interest as it enhances medical services available to the community.



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### **PART E ENVIRONMENTAL ASSESSMENT**

#### **5.1 Likely Impacts of the Development**

Pursuant to Section 79C(1)(b), the Likely Impacts of the proposed development are assessed below:

##### **5.1.1 Context and Setting**

The proposed development is to be situated in an established suburban area, within an existing Private Hospital development and adjacent to a public district Hospital. A 1.8m solid fence and landscaping along the eastern boundary separates the Hospital from the neighbouring residential properties.

The proposal has been specifically designed to relate to the constraints of the site, with particular emphasis on integrating the extension with the existing development and minimizing impacts on the adjoining residential properties.

While protecting the amenity of residents living adjacent to the Hospital, it is important to reasonably allow the ongoing operation of this long established Hospital facility. The Hospital use is amenable to adjoining residential uses.

Direct view lines to neighbouring properties have been addressed by ensuring the new extension does not include windows along the eastern façade that overlook the residential properties.

No new lighting is proposed that will generate light spill effects to the adjoining residential properties.

Having regard to the above considerations, the proposed extension of Kareena Private Hospital will retain acceptable amenity to surrounding residential properties.

##### **5.1.2 Access, Transport and Traffic Impact**

No increased parking or traffic demand will be generated by the proposed development.

A total of 127 car parking spaces are provided on site (under previous Stages development) and will not be altered by the proposal. This exceeds the Sutherland DCP requirement. Pedestrian access is also provided throughout the Hospital car park.

Access to the site is provided from Kareena Road. Public transport is conveniently located close to the site, with local bus services and Miranda and Caringbah railway stations within 1200m of the site.

##### **5.1.3 Social Impact**

The development will enhance medical services available to the community and support for public facilities.

##### **5.1.4 Heritage**

The site does not contain, and is not adjacent to, any heritage item.

##### **5.1.5 Public Domain**

The area of proposed works is screened from both the Kingsway and Kareena Road. There will be no impact on streetscape or amenity.

Landscaping along the eastern boundary was established as part of the recent upgrade. A 1.8m high solid fence also separates the Hospital from the neighbouring residential development.





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### **5.1.6 Flora and Fauna**

The site does not contain any ecologically significant species, habitats or wildlife corridors. No vegetation is to be impacted by the proposal.

### **5.1.7 Utilities and Services**

All essential services and utilities are available to the site and are capable of accommodating the development.

A substation and extended gas main were included as part of the previous upgrade on the site.

There will be no changes to stormwater management on the site, which includes:

- Onsite stormwater detention design
- Sewer drainage
- Stormwater drainage (building)
- Hydrant and hose reel system

The existing stormwater system is capable of accommodation the proposed extension to the existing building.

### **5.1.8 Natural Hazards**

No natural hazards have been identified on the site.

### **5.1.9 Technological Hazards**

No technological hazards have been identified as affecting the site or future development.

### **5.1.10 Safety, Security and Crime Prevention**

The principles of Crime Prevention Through Environmental Design (CPTED) have been addressed during previous planning and development of the site for Kareena Private Hospital. The proposed alterations and additions form a reasonable extension to the existing building and will not have an adverse impact on the CPTED principles.

The existing security measures established for the Hospital will remain unchanged.

### **5.1.11 Waste Management**

The proposed extension of the existing Hospital will adopt the procedures for handling and storing waste that are already in place and enforced by Hospital management. Waste management includes biomedical, infectious or toxic wastes, storage of any hazardous materials which are processed in accordance with Kareena Private Hospital Waste and Environmental Audit Sustainability Plan.

This details Waste Management and Waste Handling, Containment and Transport and Waste disposal including the safe handling, storage, collection and disposal of recycling, general and clinical waste. Kareena Private Hospital also has a Resource Efficiency Policy (including Waste Management) in its OKS Policy Manual currently in operation. This document references the Ramsay Health Care Radiation and Laser and Hazardous Materials Guidelines which gives guidance on the collection and disposal wastes associated with Hospitals.



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### 5.1.12 Noise

A Construction Management Plan will be prepared to manage noise during the construction phase and ensure that appropriate amenity is retained to neighbouring properties.

Ongoing external noise will not be generated by the proposed use of the theatre space. Additionally, no new parking or increased traffic will be generated by the proposed development. There are restrictions already imposed on the use of the eastern portion of the car park after 10pm, and the 1.8m high solid fence further mitigate acoustic impacts to the adjoining residential properties.

No new roof plant equipment is included as part of this application.

### 5.1.13 Construction Impacts

The construction impacts associated with the expansion of the Hospital will be minimized by managing works which allows the Hospital to function and serve its patients with minimal disruption. A Construction Management Plan will be prepared and include the following:

- Noise and vibration;
- Soil and erosion control;
- Air quality and air pollution;
- Waste management;
- Traffic management; and
- Car parking for construction workers.

## 5.2 The Suitability of the Site for the Development

The site is suitable for the development as it already accommodates compatible activities and does not have any hazards or sensitive features which would otherwise preclude the development.

The suitability of the site to support the proposed development is determined having consideration to the current function of the site, the land use and built form character of the immediate surrounds and the designated land use zoning of the site.

Supporting the Kareena Private Hospital, the site is appropriately utilized for medical purposes, and should appropriately support the expansion of this Hospital use.

The site is situated within a cluster of medical facilities and bounded by low density residential uses to the north and east. The NSW Government's Draft South Subregional Plan recognizes the advantages of strengthening health services in Caringbah.

This is also recognized in the locality strategy for the Caringbah Medical Cluster identified under Sutherland Shire's Development Control Plan 2006 which notes that:

*Sutherland Hospital and Kareena Private Hospital offer considerable opportunities to make an area of Caringbah a leading centre for a raft of medical-related facilities. The concentration of these facilities into one area will limit the number of trips required to seek specialist medical advice and develop into an area of medical excellence. It will enable the Caringbah Centre to feed off additional patronage that would otherwise be dispersed to other areas. Its reliance on a major public transport node can also be taken advantage of. The medical cluster caters for the people of the Shire and provides specialist medical services to a wider catchment. An area adjoining Sutherland Hospital has been identified as an essential area for this purpose.*

The statement above establishes the objectives and controls for medical-related activities within the vicinity of Sutherland Hospital. It is desirable that medical-related development be integrated with the



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existing urban fabric, whilst still achieving the 'green' principles of service and infrastructure agglomeration.

The extension of the Ground Floor of Kareena Private Hospital to accommodate theatres will contribute to the area becoming a centre of medical excellence and is consistent with the original Project Approval.

The subject site is designated within the *Sutherland Shire Council Local Environmental Plan 2006* as Zone 12 Special Uses. The proposed expansion of Kareena Private Hospital is permissible with consent and remains appropriate in the context of the site's zoning.

The proposed extension addresses and improved the future capability of Kareena Private Hospital. It also recognizes the important contribution the facility makes to further the health benefits of Sutherland Shire residents. The proposed expansion aligns with Sutherland Shire Council's locality strategy for creation of a medical hub and the Department of Planning and Infrastructure's overall draft Subregional Strategy for the south region.

Having regard for the strategic vision for this site as part of a medical hub, the zoning to support the function as proposed and the immediate locality supporting medical facilities, the subject site is considered suitable to support the proposed expansion of the Kareena Private Hospital.

### **5.3 Any submissions made in accordance with the Act**

No submissions have been received in relation to the proposed development.

### **5.3 The Public Interest**

The proposed expansion is in the public interest and will have positive social and economic impacts including employment benefits. No significant environmental impact is to occur from the proposal which will provide for the expansion of Kareena Private Hospital for theatres.

Kareena Private Hospital has continued to treat more patients over the recent years and in order to continue to provide this service to the local community with the latest technology, the new operating theatres are required.



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### **PART F STATEMENT OF COMMITMENTS**

The Statement of Commitments under Major Project Approval 08\_0169 comprises the following:

- Environmentally sustainable development
- Management of construction noise, vibration, dust and erosion
- Management of construction waste
- Management of construction traffic
- Management of operational noise
- Energy efficiency and greenhouse gas emissions
- On site bicycle parking
- Signage

No proposed modifications will be undertaken in accordance with the Statement of Commitments approved under Major Project Approval 08\_0169 except where required by this Section 75W Modification and supporting documentation.





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### **PART G CONCLUSION**

The proposed extension to the Ground Floor of Kareena Private Hospital, Caringbah for new operating theatres is considered to be a positive contribution to ensuring the modern provision of medical services to the Region and is consistent with MP 08\_0169.

The proposed extension can be accommodated within the site with no adverse impacts on neighbouring residential development.

The proposal meets the aims and objectives of all relevant policies and is consistent with the locality and will have no significant negative environmental impact. In particular, the design integrates with the existing structures of the site result in no additional parking or traffic demand, and no impact on the amenity of the locality.

Based on the above assessment it is recommended that the proposal be supported by the Department of Planning and Infrastructure.

