



The Director General
NSW Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Roy Wong (Planner, Metropolitan and Regional Projects South)

Dear Sir / Madam,

SECTION 75W MODIFICATION APPLICATION FOR THE PROPOSED EXTENSION TO KAREENA PRIVATE HOSPITAL MP 08_0169 MOD 1 - 86 KAREENA ROAD, CARINGBAH

Reference is made to the Section 75W Modification Application submitted to the NSW Department of Planning and Infrastructure (DoPI) on 06 February 2013 for the proposed extension to Kareena Private Hospital (MP 08_0169 MOD 1).

This letter responds to an email from the Department dated 01 March 2013 requesting additional information and clarification on inconsistencies between the submitted documentation and the original approval. These matters are addressed below.

CAR PARK LAYOUT

The car park layout shown on the recently submitted drawings indicated parking during the staging of construction works. Upon the final stage of construction the car park allotment and landscaping will be consistent with the DA approved drawings.

The Proposed Ground Floor Plan (Dwg No. KPH-P-1c Rev 1) has been amended to maintain consistency with the car parking layout on the approved Ground Floor Plan (Dwg No. PSA 7536-DA08 Rev J). There is no change to the number or design of approved car parking spaces proposed under the subject modification application.

LOADING BAY AND TURNING FACILITY

The Proposed Ground Floor Plan (Dwg No. KPH-P-1c Rev 1) has been amended to maintain consistency with the loading bay and turning facility layout on the approved Ground Floor Plan (Dwg No. PSA 7536-DA08 Rev J). There is no change to loading and unloading areas or vehicle circulation arrangements within the site under the subject modification application.

LANDSCAPE DESIGN

The Proposed Ground Floor Plan (Dwg No. KPH-P-1c Rev 1) has been amended to maintain consistency with the landscaped areas on the approved Ground Floor Plan (Dwg No. PSA 7536-DA08 Rev J). There is no change to approved landscaping within the site under the subject modification application.

SOLAR ACCESS

Shadow Diagrams have been prepared incorporating the proposed extension to illustrate the impact on adjoining residential properties. The Shadow Diagrams show shading at 3pm 21 December (Dwg No. KPH-P-SHAD Rev 1) and shading at 3pm 21 June (Dwg No. KPH-P-SHAD Rev 1).

The area which is subject to the proposed extension is the Ground Floor (middle building). This part of the Hospital is substantially setback from the adjoining residential boundary. The proposed extension to the building, over the carpark, will not result in any significant overshadowing impacts to the adjoining residential properties.

AMENDED TERMS OF APPROVAL

Concept Approval and Project Approval 08_0169, for the part demolition of existing buildings, associated earthworks and the extension of Kareena Private Hospital including car parking, landscaping and associated structures was approved by the NSW Department of Planning and Infrastructure 09 June 2009.

An application to modify the consent pursuant to Section 75W of the *Environmental Planning and Assessment act 1979* was lodged with the Department on 06 February 2013 to enable the staged construction and use of a minor extension to the hospital for new theatres.

The following terms of approval require rewording or deletion to accommodate the proposed development:

- Schedule 1, Part C, Concept Plan Approval – Condition A2
- Schedule 2, Part A, Project Application Approval – Condition A2

This Section 75W Modification Application seeks to modify the wording of Conditions A2 of Concept Plan Approval and Project Application Approval as follows:

Existing Approval

The existing wording of the Project Application Approval condition is reproduced as follows:

Condition A2. Development in Accordance with Plans and Documentation

- (1) *The Proponent shall carry out the project (as described in A1(1) of this Approval), generally in accordance with the following:*
 - a) *the Environmental Assessment: Proposed Extension of Kareena Private Hospital;*
 - b) *the Statement of Commitments; and*
 - c) *the modifications contained within this Approval.*
- (2) *The development shall be in accordance with the following plans and documentation prepared by Hassell Ltd:*

<i>Drawing No.</i>	<i>Name of Plan or Document</i>	<i>Date</i>
<i>SK DEM-001</i>	<i>Extent of Demolition Works</i>	<i>April 2009</i>
<i>DA-05 Rev I</i>	<i>Proposed Site Plan/ Roof Plan</i>	<i>19.11.2008</i>
<i>DA-07 Rev K</i>	<i>Proposed Lower Ground Floor Plan</i>	<i>19.11.2008</i>
<i>DA-08 Rev J</i>	<i>Proposed Ground Floor Plan</i>	<i>19.11.2008</i>
<i>DA-09 Rev I</i>	<i>Proposed First Floor Plan</i>	<i>19.11.2008</i>
<i>DA-10 Rev C</i>	<i>Proposed Second Floor Plan</i>	<i>19.11.2008</i>
<i>DA-12 Rev H</i>	<i>Elevations – Sheet 1</i>	<i>19.11.2008</i>
<i>DA-13 Rev H</i>	<i>Elevations – Sheet 2</i>	<i>19.11.2008</i>
<i>DA-L01 Rev E</i>	<i>Landscape and Planting Plan</i>	<i>17.11.2008</i>

- (3) *In the event of an inconsistency between the conditions of this Approval and any document listed above, the conditions of this Concept Plan Approval prevail; and any document listed in A2(1) to (2) above, the most recent document shall prevail to the extent of the inconsistency.*

Proposed Modification

The minor modification sought under the subject application is to amend Conditions A2 contained in the Concept Plan Approval and Project Application Approval as follows (note that the proposed new wording is shown as **bold**):

Condition A2. Development in Accordance with Plans and Documentation

- (1) *The Proponent shall carry out the project (as described in A1(1) of this Approval), generally in accordance with the following:*
 - d) *the Environmental Assessment: Proposed Extension of Kareena Private Hospital;*
 - e) *the Statement of Commitments; and*
 - f) *the modifications contained within this Approval.*
- (2) *The development shall be in accordance with the following plans and documentation ~~prepared by Hassell Ltd~~:*

<i>Drawing No.</i>	<i>Name of Plan or Document</i>	<i>Date</i>
<i>SK DEM-001</i>	<i>Extent of Demolition Works</i>	<i>April 2009</i>
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<i>DA-L01 Rev E</i>	<i>Landscape and Planting Plan</i>	<i>17.11.2008</i>
<i>KPH-P-1c-Rev1</i>	<i>Proposed Ground Floor Plan</i>	<i>27.11.2012</i>
<i>KPH-P-1a-Rev1</i>	<i>Plan – Ground Floor Option 3</i>	<i>27.11.2012</i>
<i>KPH-E-2-Rev1</i>	<i>Elevations – Theatre Extension</i>	<i>05.12.2012</i>

- (3) *In the event of an inconsistency between the conditions of this Approval and any document listed above, the conditions of this Concept Plan Approval prevail; and any document listed in A2(1) to (2) above, the most recent document shall prevail to the extent of the inconsistency.*

The development will be undertaken in accordance with the approved plans under Concept Plan and Project Application 08_0169 except where amended under this Section 75W Mod 1 Application. Subclause (3) of Condition A2, above, will address any inconsistency between the approved and proposed plans.

For clarification, it is also noted that the proposed modifications relate to the portion of the building originally identified as 'Ground Floor' on the approved plans. The position of this "ground floor" level is elevated at the location of the proposed works and has since been identified as "first floor" on the modified plans contained in the Section 75W Application.

DOCUMENTATION

In support of this application, a complete revised set of drawings has been provided so that the proposed development drawings better match up with the original approved drawings. Please find enclosed:

Approved Development Drawings

- Proposed Ground Floor Plan (PSA-7536-DA-08 Rev J)
- Elevations – Original DA Configuration (KPH-E-3 Rev 1)

Proposed Development Drawings

- Proposed Ground Floor Plan (KPH-P-1c Rev 1)
- Plan – Ground Floor – Option 3 (KPH-P-1a Rev 1)
- Elevations – Theatre Extension (KPH-E-2 Rev 1)
- Site Plan – Shadow – 21 June 3pm (KPH-P-SHAD Rev 1)
- Site Plan – Shadow – 21 December 3pm (KPH-P-SHAD Rev 1)

I trust these matters have been addressed to the satisfaction of the Department and the application can now be referred to Council for comment and notification of adjoining neighbours can be undertaken. If there are any further matters, we request a meeting with the Department to ensure all outstanding matters can be resolved and the assessment of the project can continue progressing.

In the interim, please do not hesitate to contact us if you require any further information.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Renee Coull', with a stylized, elongated horizontal stroke.

Renee Coull
Senior Planner
McKenzie Group Consulting Planning (NSW) Pty Ltd
ACN 146 035 707