

Planning and Regulatory. G.Mansfield
Reference: PB2015/00161
Phone: 02 4974 2767

28 October 2015

Ms Natasha Harras
Team Leader
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Dear Ms Harras

NOTIFICATION OF MODIFICATION REQUEST NEWCASTLE PRIVATE HOSPITAL -2 &14 LOOKOUT ROAD NEW LAMBTON HEIGHTS

I refer to the Department's letter of 2 October 2015 advising that Healthscope Operations Pty Ltd has submitted a request (08_0170 MOD 2) to further modify the approval granted in 2009 for the Newcastle Private Hospital Project.

Council officers have reviewed the report prepared by ADW Johnson Pty Ltd submitted in support of the request and the following comments are offered for your consideration:

1. Urban Design

The design of the modified project includes two additional storeys which will result in the building protruding well above the treeline of the ridgeline on which the site is located. In terms of visual and scenic impacts to the surrounding area this is not a desirable outcome. Council's Urban Design Consultative Committee's raised the importance of this issue with the proponents at its meeting of 18 June, 2008. It is noted that the proponents have not sought the advice of the Group on the modified project.

2. Newcastle Development Control Plan (DCP) 2012

The ADW Johnson report acknowledges that Council's adopted DCP applies to the modified project with the relevant sections addressed in Sections 3 and 5 of the report. Apart from the section on traffic, parking and access, little evidence could be found of Council's specific requirements being identified and addressed. It is requested the proponent be required to submit a table which identifies each relevant requirement of the DCP and how it has been addressed in the modified project.

3. Traffic

3.1 Car park layout

Council's previous submission of 24 July, 2009 raised safety concerns in the relation to the proximity of proposed parking spaces to the access ramps at each level in the parking station. Driver sight lines are considered to be compromised thereby

increasing the potential for vehicle conflict. This issue has not been addressed by the traffic consultant's report and needs to be reviewed and resolved prior to the determination of the modification request.

3.2 Pedestrian Network

To minimise the potential for vehicular/pedestrian conflict it is recommended the design of the modified project be amended to include a designated pedestrian pathway within the new at-grade car park between bays No. 5 to 14 and 24 to 31 linking to the 'Kingston' and 'Croudace' buildings

3.3 Servicing

Another concern raised in Council's previous submission which has not been addressed is confirmation that the loading service area proposed off Jacaranda Drive is designed to cater for all service vehicles with forward entry and exit and adequate driver sight distance has been provided for drivers exiting the service area onto Jacaranda Drive.

4. Section 94A Development Contributions Plan

Please note when the project approval was granted in early January, 2010 hospitals were excluded from the section 94A levy under the terms of Council's adopted Section 94A Development Contributions Plan, 2009. Under the current version of the Plan (i.e. Version 5 August, 2015) the levy is applicable to hospitals.

Please contact me on (02) 4974 2767 should you require further advice.

Yours faithfully



Geof Mansfield
PRINCIPAL PLANNER (DEVELOPMENT)