



Community Consultation Report Hurstville Private Hospital Redevelopment MP11_0042

Prepared by Inspira Property Group

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This document has been prepared on behalf of the proprietors of Hurstville Private Hospital, Hurstville Private Pty Ltd located at 37 Gloucester Road, Hurstville, New South Wales.

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Executive Summary

Purpose

The purpose of this report is to detail the community consultation conducted in relation to the proposal to redevelop Hurstville Private Hospital located at 37 Gloucester Road, Hurstville.

Background

The proponents of the project, Hurstville Private Pty Ltd lodged an application to redevelop Hurstville Private Hospital located in Hurstville under Part 3A of the Environmental Planning and Assessment Act 1979 (as amended).

On 22 July 2011, the Director General of the Department of Planning and Infrastructure issued requirements for the preparation of an Environmental Assessment Report. A specific requirement for community consultation was not itemised in the EAR requirements, however this report has been prepared to demonstrate that an adequate and appropriate level of consultation has occurred in accordance with the NSW Department of Planning's Guidelines for Major Project Community Consultation, October 2007 and s79A of the Environmental Planning and Assessment Act 1979.

Inspira Property Group has been engaged on behalf of the applicant to undertake community consultation and prepare a report on the outcomes.

The Subject Site

The property is located at 37 Gloucester Road Hurstville. Most of the additions and alterations address the Millett Street and Pearl Street frontages. The site is in close proximity to the Hurstville Bus-Rail Interchange.

The Project

The applicant is seeking approval for the following:

- Demolition of existing theatre in Medical Centre building
- Demolition of some connecting walls between the reception area, Colo-Rectal Associates consulting suites and the Medical Centre building
- Establishment of new concrete columns to support new floors on the Medical Centre building
- Bulk earthworks and excavation for new lifts
- Excavation for the detention tank
- New and refurbished basement car park
- New vehicle access to basement car park and loading dock
- Cantilevered Extension over existing at-grade park and designated ground level parking for 42 vehicles
- Extension and redevelopment of the Medical Centre over the excavated south-eastern corner of the site to create a modern 5 storey building with 2 levels of basement parking and services
- New floors connected over existing Colo-Rectal Associates consulting rooms to link to original Administration building

- Refurbishment of patient wards
- New Landscaping on Pearl Street and Millett Street
- Public domain works including footpaths, lighting and tree planting
- New signage on the Pearl Street frontage.

Summary

Consultation with local residents commenced in 2007 when the previous owners, Continuum Healthcare Group purchased the Hospital. Regular consultation commenced in September 2010 as part of the service and capital planning for the redevelopment project.

Consultation has principally involved one on one meetings with residents and key stakeholders.

Issues raised in public submissions during the public exhibition process focussed on the proposed extension over the at grade car park located at 12 Millett Street.

The Preferred Project Report and the Amended Architectural Drawings detail the design response to these concerns.

Statement of Validity

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979 (as amended).

Community Consultation Report prepared by

Name	Helen E. Spira
Qualifications	Masters Planning, Masters Property Development, Masters Environmental Management, Diploma Applied Science (Nursing), Certificate IV Property Services (Real Estate), Licensed Real Estate Agent, CPP MPIA, REINSW
Address	Suite 108, 203 – 233 New South Head Road, Edgecliff NSW 2027
In respect of	Major Project Application for the redevelopment of Hurstville Private Hospital

Project Application

Applicant Name	Hurstville Private Pty Ltd
Applicant address	Suite 6, Level 10, 163 O’Riordan Street Mascot NSW 2020
Land to be developed	37 Gloucester Road Hurstville
Proposed Development	Redevelopment of Hurstville Private Hospital

Declaration

A Community Consultation Report is attached.

Declaration	This report has been prepared and submitted in accordance with the Department of Planning’s Major Project Community Consultation Guidelines October 2007.
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Signature



Name	Helen Elizabeth Spira
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Date	8 February, 2013
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Community Consultation Process

Methodology and Objectives

The principle objective of the community consultation program is to:

- Engage and inform landowners and residents who live adjacent to the Hospital and who may be impacted by the redevelopment of the Hospital
- To ensure the local community is aware of the redevelopment proposal
- To identify those issues which may impact upon the community and assess whether the project plans should or could be amended to ameliorate impacts.

Community and Stakeholders

Implementation

Individuals and agencies consulted during the process included those who are directly impacted by or likely to have an interest in the proposed development.

Key stakeholders included local Councillors and planning officers at Hurstville City Council, the Minister for Planning, the Hon Brad Hazzard MP, and officers at Department of Planning and Infrastructure.

The residents living in the properties enclosed by the Hospital were consulted on a number of occasions.

Press releases were provided to the St George Leader regarding the Hospital redevelopment.

The Chief Executive Officer of Continuum Healthcare Group (the former Hospital owners and original proponent) met with the Parliamentary Secretary for Planning, the Hon Craig Baumann MP, regarding the proposed Hospital redevelopment as Minister Hazzard was unavailable.

Responses

During the public exhibition of the Project Application, four (4) submissions were received from local residents.

Of the 4 submissions, three were concerned with the proposed car parking and turning bay deck to be developed over the existing at-grade car park located at 12 - 14 Millett Street, Hurstville. The submissions addressed privacy, over-sighting, noise and solar access issues associated with the deck.

Two of these submissions were also concerned with impacts on availability of street parking, road safety and increases in traffic.

One of the submissions also commented upon the fact that minor works on the Hospital occurred during December 2012.

The fourth submission addressed the proposed building height, increased traffic and noise associated with the Hospital operations, management of waste, and management of construction impacts.

Individuals who made submissions were located at:

- 1/16 Millett Street, Hurstville
- 3/16 Millett Street, Hurstville
- 3/8-10 Millett Street, Hurstville and
- 6 Millett Street, Hurstville.

The responses to these submissions are detailed in the Preferred Project Report and the Appendices, including the Amended Architectural Drawings.

Three (3) submissions were received from Government agencies including:

- Department of Planning and Infrastructure
- Sydney Water and
- Roads and Maritime Services.

The responses to these submissions are detailed in the Preferred Project Report and the Appendices, including the Amended Architectural Drawings.

Summary and Evaluation of Consultation Process

At the conclusion of the consultation period, an evaluation was conducted to determine the effectiveness of the program in achieving the objectives and meeting the requirements of the Department of Planning and Infrastructure.

While only a few submissions were made by the general public, this is likely due to the fact that those who may be directly impacted by the development were closely consulted during the preparation of the Major Project Application. Due to the location and configuration of the Hospital and the scale of the expansion, it is anticipated that there will be minimal or no impacts.

No submissions or responses were made directly to the Hospital administration at any stage regarding the proposed redevelopment during the public exhibition process.

For these reasons, we believe the objectives of informing the community and key stakeholders about the proposed development and responding to their concerns has been achieved.