

9 April 2013

Mr Sam Haddad
Director General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad

Hurstville Private Hospital (MP11_0042)

I refer to the Executive Director's letter dated 3 April 2013 referring the above application to the Planning Assessment Commission for determination under Ministerial delegation.

Ms Gabrielle Kibble AO, nominated me to constitute the Commission to consider and determine this application.

I have considered the application and the Department's Assessment Report and associated documents. I note that Hurstville City Council did not make a submission to the application. Both the Roads and Maritime Services and Sydney Water raised no objection to the proposed development. The issue raised by residents included building height and bulk, impacts on residential amenity, traffic and transport, and noise.

The Department's Assessment Report identified the following key issues for assessment:

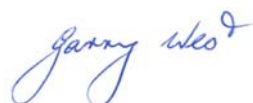
- Built form and urban design
- Residential amenity including overshadowing, overlooking and privacy, operational noise and landscaping;
- Transport and accessibility including driveway consolidation, relocation of the oxygen tank, car parking, loading and unloading and bicycle parking;
- Ecologically sustainable development; and
- Voluntary planning agreement and contribution.

I note in considering operational noise, the report recommends "to prohibit deliveries and servicing of the building between 11pm and 7am". However, recommended condition H3 prohibits loading and unloading "between the hours of 9pm to 7am on Monday to Saturday, and 9pm to 8am on Sundays and Public Holidays". I consider the restriction in the recommended condition is more appropriate when considering the location of the hospital which is in a predominantly residential environment.

I am satisfied that the proponent's modifications and the Department's recommended conditions have adequately addressed the identified issues raised by the residents and the recommendation to grant conditional approval is reasonable.

The application is approved as recommended subject to conditions. The file and signed instrument of approval are returned.

Yours sincerely



Garry West
Planning Assessment Commission

cc. Mr Brad Hazzard MP
Minister for Planning and Infrastructure
Minister Assisting the Premier on Infrastructure NSW
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