



Hurstville Private Hospital
MP11_0042 s75W_MOD2 Application
Minor Amendments Application

Prepared by Inspira Property Group

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Document Control Register

Project No.	2014_19_s75W_MOD2
Project Name	Hurstville Private Hospital Redevelopment
Project Address	37 Gloucester Road Hurstville
Document Title	# 4663 S75W MOD 2 Modification Application Report
Issue Type	Email Copy
Client	Healthe Care

Document No.	Status of Issue	Report author/s	Reviewed by Director	Reviewed by Client
2014_0019_001revA	Draft	H Spira	J Spira	M Sweeney
2014_0019_001RevB	Draft Final	H Spira	J Spira	M Sweeney
2014_0019_001revO	Final	H Spira	J Spira	M Sweeney

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A	Amended Architectural Drawings
	HEALTH SCIENCE PLANNING CONSULTANTS

1.0 The Proposal

1.1 Background

On 9 April 2013, a delegate of the Minister for Planning approved the redevelopment of the Hurstville Private Hospital Project MP11_0042, including extension and redevelopment of the Medical Centre with a new 5 storey building, 2 levels of basement parking and ancillary facilities.

The project approval specifically comprised:

- Extension and redevelopment of the Medical Centre with a new 5 storey building, 2 levels of basement parking and loading areas;
- Internal Demolition works and modifications to the existing hospital buildings
- Bulk earthworks and excavations in the lower basement
- New and refurbished basement car park
- New floors connected over existing Colo-Rectal Associates consulting rooms to link to original Administration building
- Refurbishment of patient wards
- New signage on the Pearl Street frontage
- New Landscaping on Pearl Street and Millett Street
- Public domain works including footpaths, lighting and tree planting and
- Local road improvement works.

On 28 March 2014, an s75W application to modify the development was approved.

The modifications (MP11_0042 MOD 1) included:

- Increase in consulting room GFA by 382 square metres
- Increase in parking by 19 spaces
- Reduction of building height by 2050 mm
- Internal reconfigurations; and
- Relocation of the oxygen tank and other utilities and services.

This report has been prepared by Inspira Property Group and describes proposed modifications as shown in the drawings prepared by Health Science Planning Consultants (HSPC) attached in the Appendix A.

The modifications comprise minor internal reconfigurations and the specification of a new façade system. The external appearance and colour of the building is not proposed to be modified.

The modifications proposed for #4663 MP11_0042_MOD2 are as follows:

- Increase in consulting room GFA by 41 square metres
- Minor reconfiguration works in Lower Basement and Upper Basement car park areas, and no change in number of car spaces
- Minor movement of the lift shaft on each level

- Minor movement of the façade system approximately 60 mm in a northerly direction on Levels 1, 2, 3 and 4, although no changes are proposed to appearance and colour of façade.
- Remove 6 beds on Gloucester Road frontage on Ground Floor
- Reconfiguration of the beds to accommodate a new Cath Lab
- Reconfiguration of Ground Floor beds to create CCU beds and a shell for Operating Theatre 8;
- Increase in Height of Lift Parapet to 91.7m.

The details of proposed amendments are noted in the report following.

1.2 Description of Proposal

A summary of the key modifications is as follows:

TABLE 1: SUMMARY OF KEY MODIFICATIONS

Works	Approved MP	Approved MOD 1	Proposed MOD 2
Bed Numbers	96	96	95
Car Spaces	87	98 inc 3 disabled	98 inc 3 disabled
Consulting Area	1865m ²	Level 1 - 952m ² Level 2 - 1295m ² Total: 2247m ²	Level 1 - 928m ² Level 2 - 1360m ² Total : 2288m ²
Building Height – top of parapet	RL 89.18	RL 87.13 (-2050mm)	RL 87.13 (Roof Level)
Building Height – top of plant			RL 91.7 (Top of Lift parapet)

A detailed description of the amendments and the relevant conditions follows.

1.3 Director-General's Assessment Requirements

The Department of Planning and Infrastructure (DPI) will need to assess the current Modification Application to determine whether amended or new Director-General's Requirements (DGRs) will be necessary. It is expected that the existing DGRs encompass the impacts expected to occur as a result of the project and the proposed modifications.

1.4 Proposed Modifications to Proposal & Conditions

Condition A2: Development in Accordance with Plans and Documents

A2 *The Applicant shall carry out the project generally in accordance with the:*

- *Hurstville Private Hospital Redevelopment Environmental Assessment Report prepared by Inspira Property Group dated 29/10/2012 and appendices;*
- *Hurstville Private Hospital Redevelopment Preferred Project Report prepared by Inspira Property Group dated 15/2/2013 and appendices; and*
- *Hurstville Private Hospital Redevelopment Preferred Project Report: Supplementary Information prepared by Inspira Property Group dated 4/3/2013; and*
- *Hurstville Private Hospital MP11_0042 s75W MOD 2 application prepared by Inspira Property Group dated 22/10/2014 and appendices and*
- *The following drawings, except for:*

- any modifications which are Exempt' or Complying Development;
- otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by <i>Health Science Planning Consultants</i>			
Drawing No.	Revision	Name of Plan	Date
DA-00	E	Cover Sheet	14/10/14
DA-01	F	Drawing List	9/10/14
DA-02	E	Contextual Analysis Plan	9/10/14
DA-03	E	Design Response Sheet 1	9/10/14
DA-04	E	Design Response Sheet 2	9/10/14
DA-05	D	Design Response Sheet 3	9/10/14
DA-06	D	Design Response Sheet 4	9/10/14
DA-08	E	Materials Board Sheet 1	9/10/14
DA-09	E	Materials Board Sheet 2	9/10/14
DA-10	E	Existing Site Plan	9/10/14
DA-11	E	Existing Lower Basement Plan	9/10/14
DA-12	E	Existing Upper Basement Plan	9/10/14
DA-13	E	Existing Ground Floor Plan	9/10/14
DA-14	E	Existing Level 1 Plan	9/10/14
DA-15	E	Existing Roof Plan	9/10/14
DA-20	E	Demolition Plan – Lower Basement	9/10/14
DA-21	D	Demolition Plan – Upper Basement	9/10/14
DA-22	F	Demolition Plan – Ground Floor	9/10/14
DA-23	E	Demolition Plan – Level 1	9/10/14

DA-30	H	Proposed Lower Basement Plan	9/10/14
DA-31	G	Proposed Upper Basement Plan	9/10/14
DA-32	H	Proposed Ground Floor Plan	9/10/14
DA-33	F	Proposed Level 1 Plan	9/10/14
DA-34	G	Proposed Level 2 Plan	9/10/14
DA-35	G	Proposed Level 3 Plan	9/10/14
DA-36	F	Proposed Level 4 Plan	9/10/14
DA-37	F	Proposed roof Plan	9/10/14
DA-40	E	Proposed Elevations Sheet 1	9/10/14
DA-41	F	Proposed Elevations Sheet 2	9/10/14
DA-50	E	Proposed Sections	9/10/14
DA-60	F	Shadow Diagrams Sheet 1	10/10/14
DA-61	F	Shadow Diagrams Sheet 2	10/10/14
DA-62	F	Shadow Diagrams Sheet 3	10/10/14
DA-70	D	Street View Proposal Sheet 1	13/10/14
DA-71	D	Street View Proposal Sheet 2	13/10/14

1.5 Summary of Proposed Modifications by Level

The proposed Amended Architectural Drawings are attached to the s75W MOD 2 Application.

A summary of the proposed modifications on each level is detailed in the Table following.

The proposed modifications are minor and all occur within the building envelope as approved.

There will be a decrease of 1 bed in Licensed Bed Numbers.

TABLE 2: PROPOSED MODIFICATIONS BY LEVEL

Lower Basement	<p>Increase area of lift lobby.</p> <p>One car space will be reduced slightly in area to create fire exit adjacent lift lobby.</p>
Upper Basement	<p>Expand area of CSSD over part of one car space. Car space will permit small car only.</p>
Ground Level	<p>Theatre 8 shell to be created from old store and Cath Lab 1.</p> <p>The exit that was behind the store will be closed off. Egress now from adjoining motor room.</p> <p>The lift shaft will be moved slightly. The Link Bridge from the new section of the hospital to the old section will be moved to accommodate the minor relocation of the lift shaft, moving 500 mm in a south-easterly direction.</p> <p>New 'Birthing Suites' in the original Major Project Approval will become Cath labs, Intensive Care Unit, Recover and CCU. The birthing suites proposed in the original application for new works on Level 4 will be retained.</p> <p>6 beds on the Gloucester Road frontage will be removed to accommodate the new Cath Labs at Ground Level.</p>
Level 1	<p>A Plant Deck is proposed for the Cath Lab below.</p> <p>Lifts and Link Bridge will move slightly north by 1792 mm.</p> <p>Consultants Suites – no change to layout, however the Gross Floor Area (GFA) will increase by 41 square metres. Fit-out will be Complying Development or a separate Development Application as required.</p> <p>New Façade system – will extend the wall 50 – 60 mm in an outward direction, thereby creating a small increase in GFA on each level, however the appearance of the system will not alter.</p>
Level 2	<p>Minor movement of the Lift Shaft. Façade system movement as noted for Level 1.</p>
Level 3	<p>New Surgical ward being developed.</p> <p>'Void' will be shallower and Window Boxes will push out slightly further, along with façade system, however the overall appearance of the façade will not change.</p> <p>The building will move into the void space by 640 mm, creating an increase in GFA from 1339 m² to 1395 m², an increase of 56 m².</p>
Level 4	<p>As for Level 3, window boxes will move slightly outwards. GFA will increase from 1356m² to 1395 m², an increase of 39 m².</p>
Roof	<p>New Plant to be documented in elevation.</p> <p>Lift Shaft and Stairs to continue to Roof level to allow full access to rooftop.</p> <p>Top of Lift Parapet will be RL 91.7M which is just slightly higher than the original Major Project Approval Top of Roof RL 89.18.</p>

1.6 Further Proposed Condition Amendments

Condition A9: Section 94A Contribution

A9 In accordance with Section 94B EP&A Act a contribution of 1% of the cost of carrying out the development (estimated at \$322,000) shall be paid to Council prior to the issue of an occupation certificate or commencement of use. The amount to be paid is to be adjusted at the time of payment to ensure that it is 1% of the actual cost of carrying out the development.

Proposed Modification:

The Capital Investment Value is anticipated to increase by \$4M above the previous CIV of \$29.5 Million for the Amended Project to a total of \$33.5M.

Condition C9: Number of Car Spaces

C9 The number of car spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for below ground works.

Car parking allocation (minimum)	Number
Commercial Spaces (including visitor spaces)	95
Number of commercial car spaces to be accessible spaces	3
TOTAL CARPARKING SPACES (minimum)	98

Proposed Modification

The proposed number of car spaces will remain the same. Minor reconfiguration of the upper and lower basement car parks is proposed. Refer to the Amended Architectural Drawings.

The assessment of the proposed increase in car spaces compared to the originally approved number, against the proposed reconfiguration of the ward areas was described in the Traffic and Parking report submitted with s75W MOD1.

Condition C12: Structural Details

C12 Prior to the issue of a relevant construction certificate, the Applicant shall submit to the satisfaction of the PCA structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrate compliance with:

- the relevant clauses of the BCA, and
- the development consent.

1.7 Traffic and Parking Report – s75W MOD 1

The Traffic and Parking report for s75W MOD 1, described the assessment of the potential traffic impacts and parking needs of a modified proposal for the redevelopment of the

Hurstville Private Hospital. The approved modified proposal included additional consulting room floorspace over and above that which was approved for the site in the original Approval. The findings of the investigation concluded:

1. The proposal has the potential to provide an additional two to three consulting rooms based on existing average floorspace per room.
2. The potential traffic impacts of the increased number of consulting rooms would be minimal and would not impact significantly on the surrounding road network.
3. The development with 98 spaces proposed would provide parking over and above the minimum requirements of the Hurstville Council DCP of 90 - 93 spaces for the development as a whole.
4. The development is located within easy walking distance to a number of high frequency transit alternatives to limit the need for private vehicle travel to and from the site.
5. Overall the traffic impacts of the modified proposal are considered satisfactory.

It can be concluded that the total number of car spaces of 98, as approved in s75W MOD 1, will meet the requirements of the development.

1.8 Conclusion

This Modification Application seeks to amend the relevant Conditions to allow for:

The proposed minor changes to the internal layout of all levels of the hospital except the new previously approved works on Level 4; and

An increase in the height of the top of Lift parapet to 91.7 which is just above the original Major Project approval to top of roof of RL 89.18.

The proposed scope of amendments is considered minor and there are no material impacts beyond those already assessed as part of the DGRs for the existing approved redevelopment. The proposed modifications to Conditions of approval are therefore recommended for approval.

Appendix A: Amended Architectural Drawings