



***MODIFICATION REQUEST:
Hurstville Private Hospital
37 Gloucester Road, Hurstville
(MP 11_0042 MOD 2)***

Modification to the internal layout, changes to the façade, increase in height of the lift shaft and expanded plant area on the rooftop

Secretary's Environmental Assessment Report
Section 75W of the *Environmental Planning and
Assessment Act 1979*

December 2014

ABBREVIATIONS

Applicant	Health Care
CIV	Capital Investment Value
Department	Department of Planning and Environment
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
Minister	Minister for Planning
PAC	Planning Assessment Commission
Regulation	Environmental Planning and Assessment Regulation 2000
RtS	Response to Submissions
Secretary	Secretary of the Department of Planning and Environment, or her delegate/nominee
SEPP	State Environmental Planning Policy
SEARs	Secretary's Environmental Assessment Requirements

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1. BACKGROUND

1.1. Introduction

This report provides an assessment of a section 75W modification application lodged by Healthe Care, seeking to modify the existing project approval (MP 11_0042) for the redevelopment of Hurstville Private Hospital at 37 Gloucester Road, Hurstville. This modification (MOD 2) seeks approval for amendments to the approved layout and external elements of the hospital building, including the façade and lift overrun.

1.2. The Site

The subject site is located in Hurstville to the north-west of the Hurstville City Centre. Penshurst railway station and the major transportation corridor of King Georges Road are west of the site. The main building entrance is off Gloucester Road and parking access is off Millett Street.

The layout of the private hospital is detailed in **Figure 1** below.

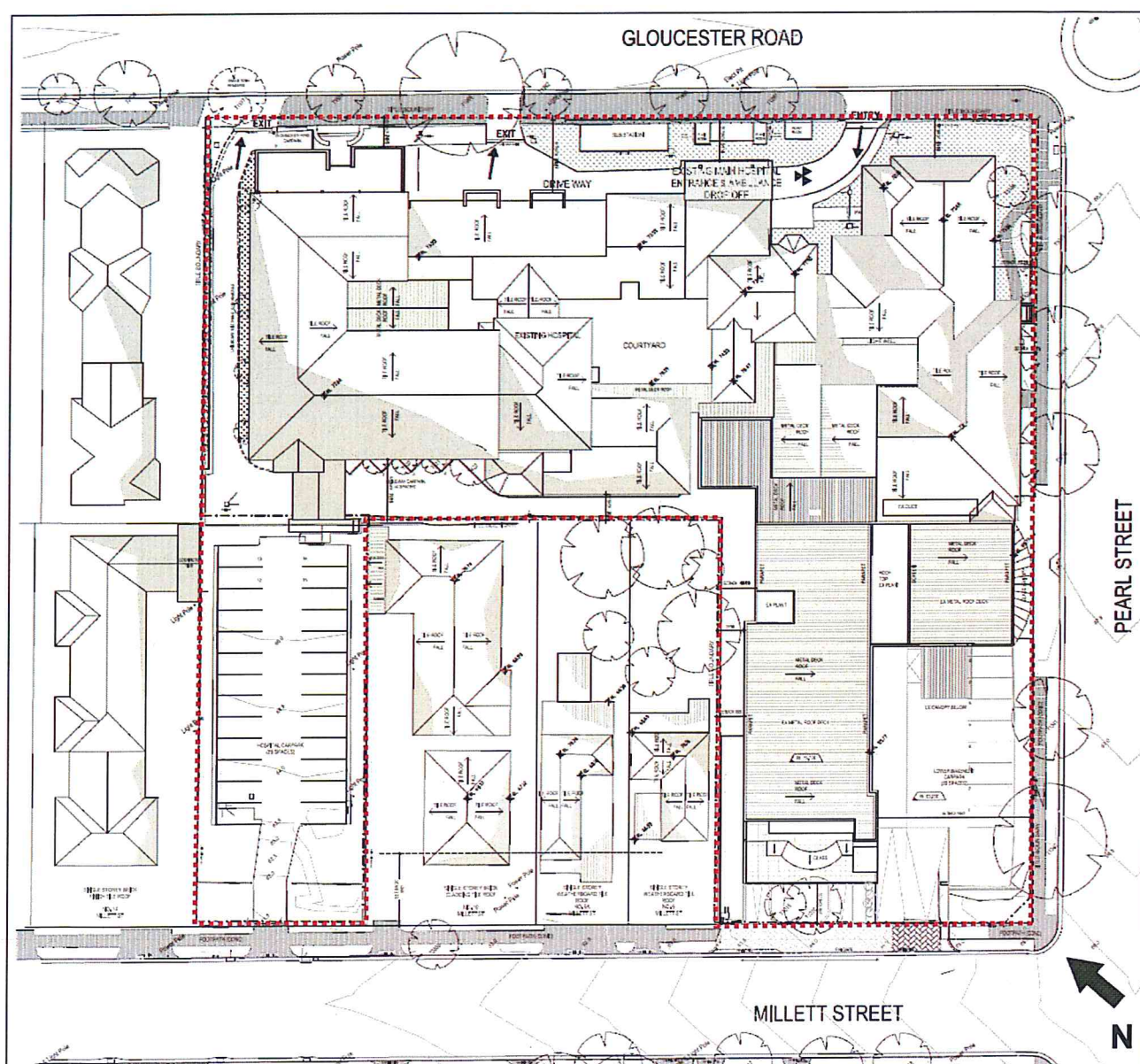


Figure 1 – Approved hospital layout

1.3. Previous Approvals

On 9 April 2013, the Planning Assessment Commission, as delegate of the then Minister for Planning, granted approval to a project application (MP 11_0042) for redevelopment of the Hurstville Private Hospital comprising:

- extension and redevelopment of the Medical Centre with a new 5 storey building, 2 levels of basement parking and loading areas;
- demolitions and modifications to the existing hospital buildings;
- bulk earthworks and excavations;
- new and refurbished basement car park;
- new floors over existing Imaging Rooms and new adjacent stairs & lift shaft to link to original Administration building;
- refurbishment of patient wards (Area 2 and 4);
- new signage on the Pearl Street frontage;
- new Landscaping on Pearl Street and Millett Street; and
- public domain works including footpaths, lighting and tree planting.

On 28 March 2014, the Executive Director Development Assessments Systems and Approvals, as delegate of the then Minister for Planning, approved a modification application (MOD 1) to:

- increase the consulting room GFA by 382 sqm;
- increase the parking by 19 spaces;
- reduce the building height by 2050 mm;
- reconfigure the internal layout; and
- relocate the oxygen tank and other utilities and services.

The existing hospital fronting Gloucester Road is operating and currently being redeveloped in stages, and the structure of the new hospital building fronting Millett Street is currently being formed prior to the construction of its facade.

2. PROPOSED MODIFICATION

2.1 Modification Description

The applicant is seeking to modify the approved development as outlined in **Table 1**.

Table 1: Proposed Modifications

Level	Proposed Modifications
Lower basement	<ul style="list-style-type: none">• Delete the single car space (number 8) adjacent to the stairwell to obtain a clear path of travel to the fire stair.
Upper basement	<ul style="list-style-type: none">• Delete the single car space (number 23) adjacent to the stairwell to obtain a clear path of travel to the fire stair.
Ground	<ul style="list-style-type: none">• Provide two new car spaces on the Gloucester Road frontage of the site to offset the loss of two car spaces in the basement.• Replace a cleaning room and storage area with a new operating theatre (number 8) and removal of the external door access.• Replace the consultant area (in original approval) with a Cath Lab (imaging examination room), intensive care unit and associated rooms.• Relocate the bed and orthopaedic lift core 1.79 m towards the Millett Street boundary to accommodate underground cabling and realignment of the adjoining link corridor to the Gloucester Road side of the lift core.• Modify the configuration of the central courtyard to accommodate part of the Cath Lab.
Level 1	<ul style="list-style-type: none">• Construct an internal deck area to accommodate mechanical plant and service the Cath Lab below.• Relocate the lift core 1.79 m towards the Millett Street boundary and relocate the adjacent link corridor to the Gloucester Road side of the lift core.• Increase the floor area of the consultant suites by 53 sqm.

Level 2	<ul style="list-style-type: none"> Relocate the lift core 1.79 m towards the Millett Street boundary and relocate the adjacent link corridor to the Gloucester Road side of the lift core.
Level 3	<ul style="list-style-type: none"> Relocate the lift core 1.79 m towards the Millett Street boundary and relocate the adjacent corridor to the Gloucester Road side of the lift core. Reduce the void depth. Extend the northwest façade by 300-400 mm. Extend the southeast façade by 185 mm towards Pearl Street.
Level 4	<ul style="list-style-type: none"> Relocate the lift core 1.79 m towards the Millett Street boundary and relocate the adjacent corridor to the Gloucester Road side of the lift core. Reconfigure the layout of the maternity ward. Extend the northwest façade by 300-400 mm. Extend the southeast façade by 185 mm towards Pearl Street.
Roof	<ul style="list-style-type: none"> Extend the lift shaft and stairs to the rooftop to provide better access for maintenance of equipment, resulting in an increase in the height of the lift parapet by 2.52 m. Enlarge the area containing the mechanical plant.

3. STATUTORY CONTEXT

3.1. Continuing Operation of Part 3A to Modify Project Approvals

In accordance with clause 3 of Schedule 6A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), section 75W of the EP&A Act as in force immediately before its repeal on 1 October 2011, and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

Consequently, this report has been prepared in accordance with the requirements of Part 3A and the associated regulations, and the Minister for Planning (or her delegate) may approve or disapprove the modifications under section 75W of the EP&A Act.

3.2. Modification of the Minister's Approval

Section 75W(2) of the EP&A Act provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposed modification seeks approval for amendments to the approved layout and external elements including the façade and lift overrun, the modification will require the Minister's approval.

3.3 Secretary's Environmental Assessment Requirements

Section 75W(3) of the EP&A Act provides the Secretary with scope to issue Environmental Assessment Requirements (SEARs) that must be complied with before the matter will be considered by the Minister. SEARs were not issued for this modification as the proponent has addressed the key issues related to the modification request.

3.4 Delegated Authority

Under the Minister's Delegation dated 10 November 2014, the Executive Director, Infrastructure and Industry Assessments can determine the modification application as: Hurstville Council has not objected to the proposal; a political disclosure statement has been made, but only in respect of a previous related application (i.e. the original project application); and no public submissions in the nature of objections have been received.

4. CONSULTATION AND SUBMISSIONS

4.1. Exhibition

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the Department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request.

The request was referred to Hurstville Council (Council).

4.2. Public Authority Submissions

Council raised no objection to the proposed modification request.

4.3. Public Submissions

No submissions were received at the time of writing this report.

5. ASSESSMENT

5.1 Building Height

The approved development includes a lift core in the main hospital building which terminates at Level 4 (the top floor). The modification application seeks approval to extend the lift core and stairs to the rooftop to facilitate proper access for the maintenance of the mechanical plant. As a consequence, the parapet height of the lift overrun would increase by 2.52 m above its approved height. The location of the lift core and proposed plant rooftop enclosure is shown in **Figure 2** and a comparison between the approved development and the proposed modification is illustrated in **Figures 3 and 4**.

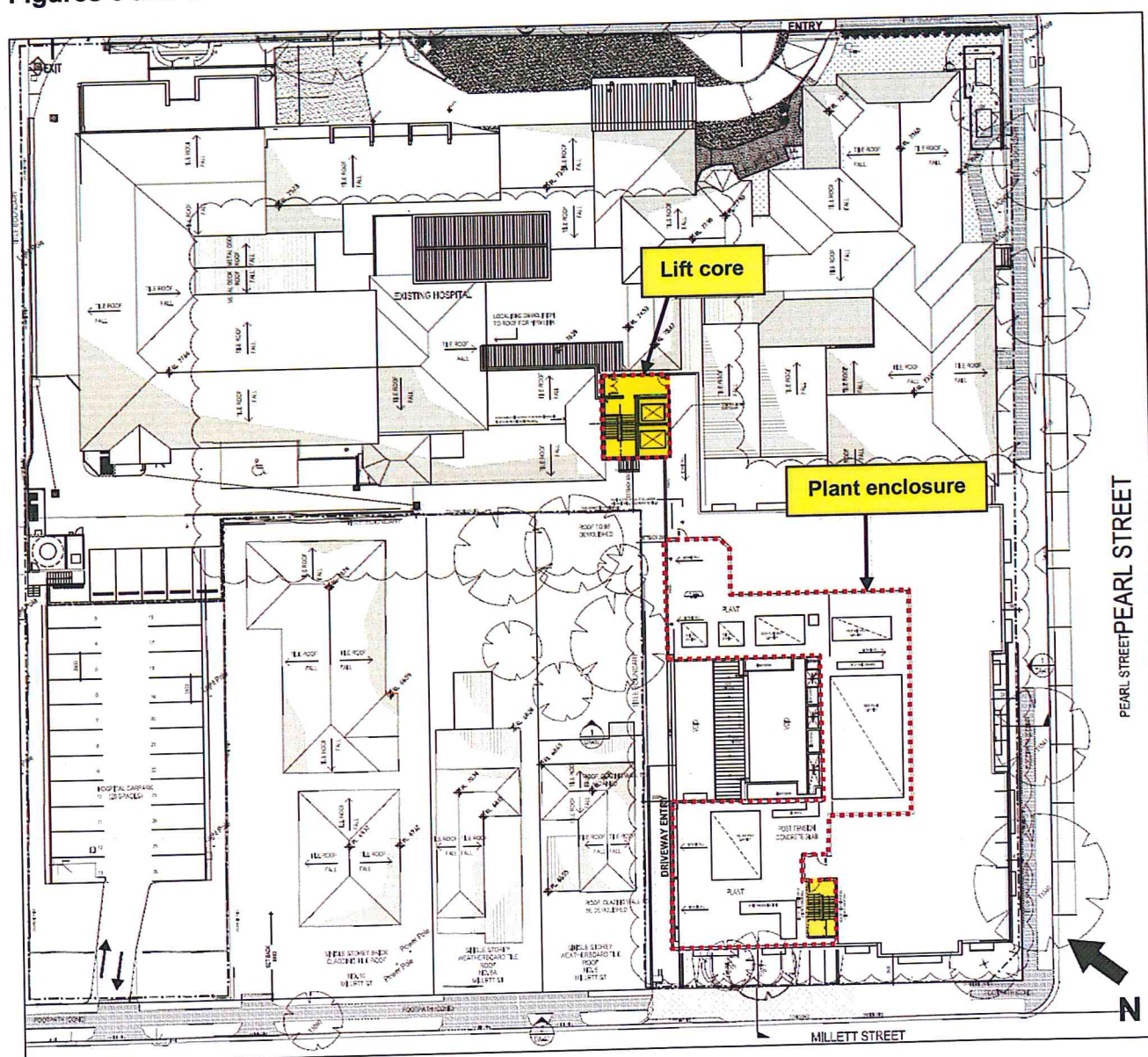


Figure 2 – Location of lift core and plant area on roof

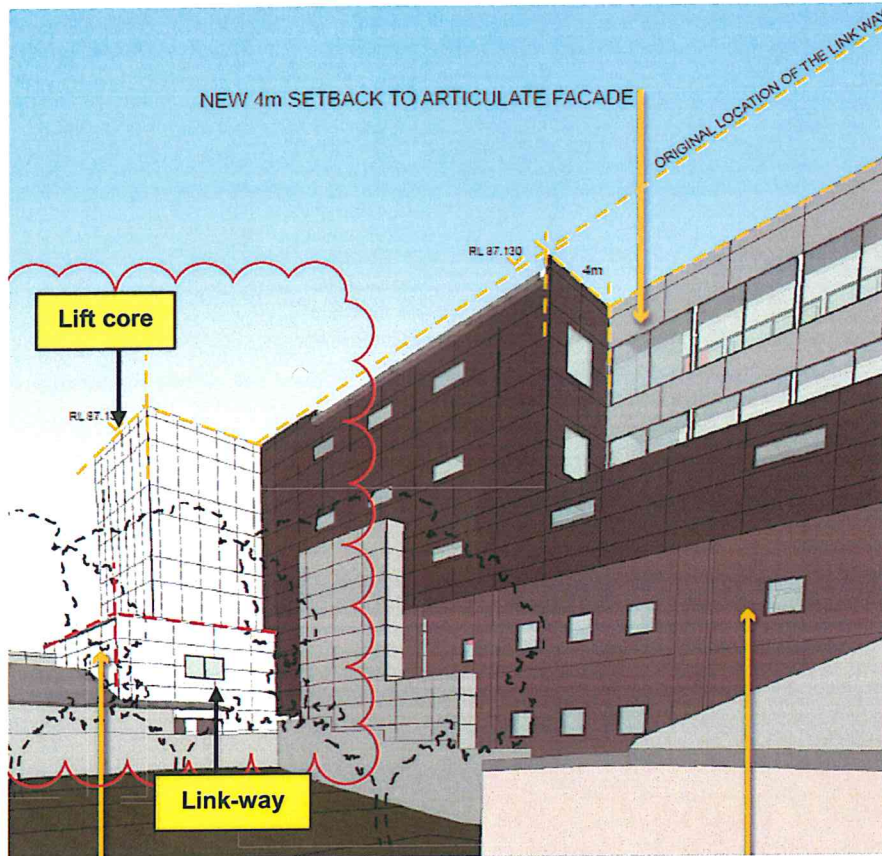


Figure 3 – View from the rear of No. 6 Millet Street (as approved)

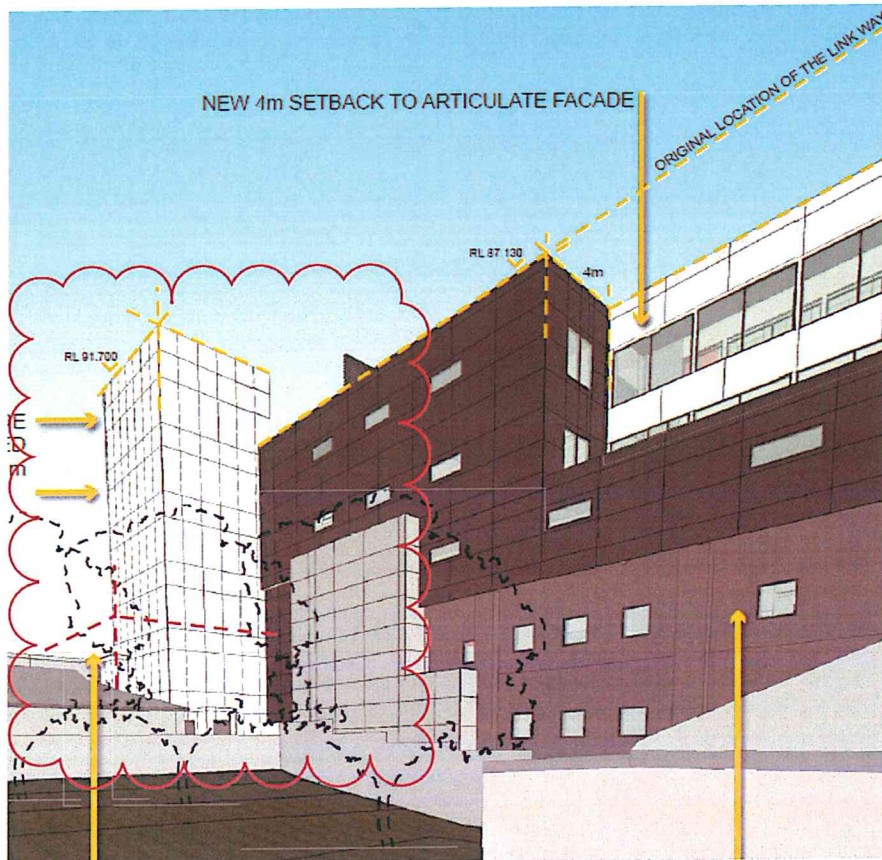


Figure 4 – View from the rear of No. 6 Millet Street (as proposed)

The proponent argues that the increased height is minor and would not result in any overshadowing impacts to adjoining properties.

The Department notes a key assessment issue relates to the increased height and any resultant adverse visual impact from the public domain. The lift core is centrally located on the northern side of the main hospital building which is 40 m to 50 m to the nearest street frontages. The proposed additional height of the lift overrun would therefore be relatively unobtrusive when viewed from the surrounding streets due to the generous separation distance. The Department concludes that the proposed additional height of the lift overrun would not give rise to any significant visual impact when viewed from the public domain.

The additional height associated with the lift core also has the potential to adversely impact on the amenity currently enjoyed by the adjoining low scale residential properties directly to the south-west, fronting onto Millett Street. The proposed additional height would be readily visible above the parapet of the main building from these properties. However, the additional height would be offset by the removal of the link-way at the base of the lift core (as a consequence of the link corridor being relocated to the Gloucester Road side of the core), which would introduce a more slender building form (see **Figure 4**). The additional height associated with the lift overrun would also introduce some articulation to the roof line and assist in breaking up the mass of the building when viewed from the rear of the adjacent residential properties. Shadow diagrams submitted with the modification application demonstrate that there will be negligible additional shadow impacts on the rear of residential properties in Millett Street.

The Department is satisfied that reasonable access to sunlight and ventilation would be maintained to adjoining residential properties, and in the absence of any amenity impacts, concludes that the visual impact associated with the additional height of the lift parapet is reasonable.

The proposed modification also seeks to expand the footprint of the mechanical plant on the rooftop (see **Figure 2**) which would add to the height and bulk of the main hospital building when viewed from the west. The previous modification application (MOD 1) approved the removal of an entire floor from the main hospital building, resulting in a corresponding reduction in height by approximately 2 m compared to the originally approved development application. The additional plant area proposed in this modification application would be contained within the originally approved building envelope, and there would be no additional visual or amenity impacts to adjoining properties beyond that which has already been assessed as reasonable in the originally approved application (refer to **Figure 5**). The Department therefore concludes that the additional bulk and height associated with the expanded footprint of the plant area to be acceptable.

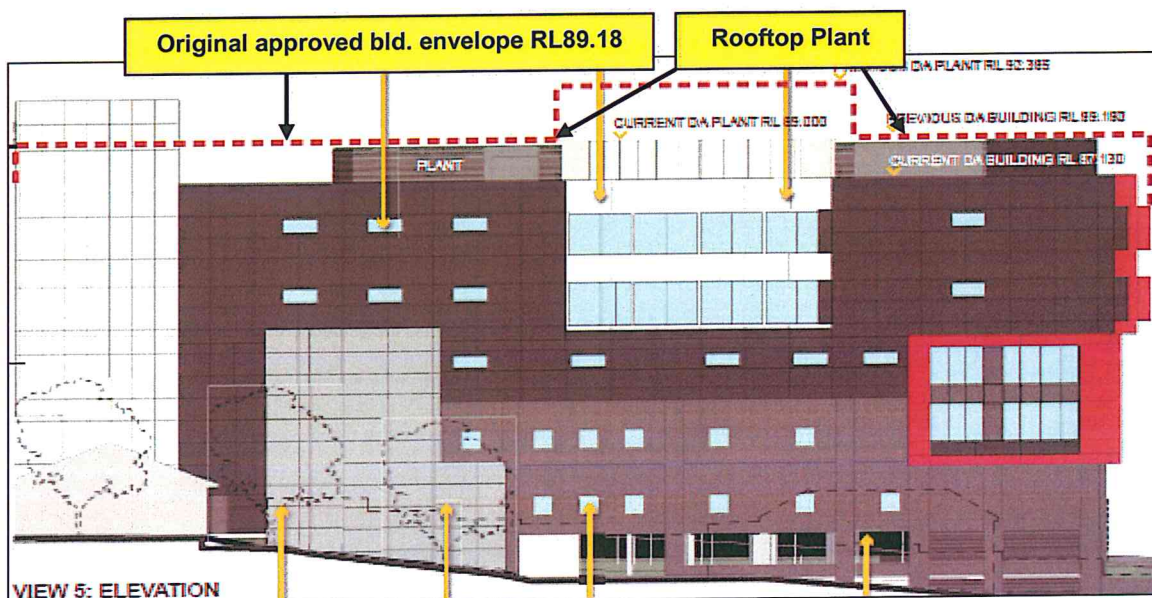


Figure 5 – Proposed plant on the rooftop (as viewed from the north-west)

5.2 Additional Floor Space

The proposed modifications to the floor layout result in an additional 263 sqm gross floor area (GFA) on the site. The key issue assessment in this regard relates to be whether the additional floor space gives rise to any adverse visual bulk or intensification of the approved hospital. The proponent considers the proposed modifications would not result in any adverse impact beyond which has already been approved for the hospital redevelopment.

The proposed additional floor space is largely contained within the approved building envelope except for the outward extension of the upper façade of the main hospital building by 300-400 mm to the northwest and by 185 mm to the southeast (Pearl Street). As the external appearance and detail would not change compared to the approved development, there is no readily discernible additional bulk associated with the façade extension. The Department therefore concludes that the additional floor space generated by the façade extension would not result in any adverse visual impact to the surrounding area.

The proposed modifications include one less hospital bed and a reduction in the ward areas as a result of the introduction of Cath Labs resulting in fewer patients on the site at any one time. The proposed increase in the consulting suite area would not result in any additional consulting rooms or medical practitioners or staff. Also, the number of approved car spaces on the site would not change. The Department therefore concludes that there would be no significant additional traffic and parking demand or intensification of the approved development as a result of the additional floor space generated by the proposed modifications.

5.3 Acoustic Impacts (mechanical plant)

The proposed expansion of the plant area on the rooftop is required to meet the specific requirements of the hospital identified during the detailed design of the project. The proponent has advised that the plant area has now been spread out and wrapped around the void on the rooftop. The acoustic assessment which forms part of the approved application includes specific noise criteria to be complied with to control noise emitted by mechanical plant. The Department is satisfied the mechanical plant on the rooftop would be appropriately treated to comply with the noise condition on the approval and mitigate potential noise impacts to the adjoining residential properties.

6. CONCLUSION

The Department has reviewed the modification request and consulted with Council. The proponent seeks to rationalise the internal layout to accommodate the specific project requirements and site constraints.

The Department is satisfied that the proposed modifications would not have any adverse visual impact on the public domain. The adjoining low scale residential properties in Millet Street would maintain reasonable levels of sunlight and amenity.

The Department is of the opinion that the proposed modifications would not result in any additional environmental impacts and is therefore in the public interest. The Department therefore recommends that the modification application be approved.

7. RECOMMENDATION

It is recommended that the Executive Director, Infrastructure and Industry Assessments:

- **notes** the information provided in this report;
- **approves** the modification request; and
- **signs** the attached modifying instrument (**Appendix B**).

Prepared by: Thomas Mithen

Endorsed by:

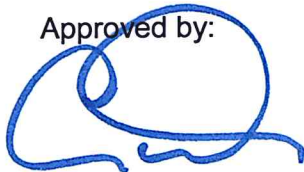


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