

1.0 Consultation Response

Ministry of Transport:	Response
— minimalist approach to car parking to increase use of public transport and encourage walking and cycling	There is limited capacity to provide abundant car parking on the subject site. Having regard to the accessibility of the site to public transport and the local road network capacity to support excess parking, the proposal promotes a minimalist approach to car parking in keeping with the Ministry's approach.
— Detail existing cycling and pedestrian movements within the vicinity of site and determine the proposal ability to meet the likely future demands. This may include the safe, secure provision of bike storage.	The traffic report details the provisions and networks for pedestrians and cyclists and the demands for these modes in the future. The provision for on site storage of bikes is included in the draft Statement of Commitments.
— identify existing public transport and those offered by the hospital	The specific buses and train provisions are detailed in the traffic study given in Appendix G
— identify measures to mitigate potential impacts for cyclists and pedestrians during the construction	Measures to mitigate potential impacts for cyclists and pedestrians during the construction will be included in the construction management plan (see Appendix D).

Roads and Traffic Authority	
— Daily and peak traffic likely to be generated including impacts on intersections and need for upgrades	A forecast parking demand at Kareena Private Hospital is provided in the traffic study included in Appendix G
— Details of proposed access and parking and compliance with the Australian Standards requirements	Refer to the accompanying Traffic Impact Assessment (Appendix G)
— Proposed number of car parking spaces and appropriate parking codes	Refer to the accompanying Traffic Impact Assessment (Appendix G)
— Details of service vehicle movements, approximate arrival and departure times and entry/exit driveway and loading dock provisions	Refer to the accompanying Traffic Impact Assessment (Appendix G)
— Traffic Management and Accessibility Plan for the site to ascertain cumulative regional traffic impacts of the development	Refer to the accompanying Traffic Impact Assessment (Appendix G) The provision of a Traffic Management and Accessibility Plan is included in the draft statement of commitments.
— Traffic management plan (in due course) for demolition and construction activities	Refer to the accompanying Traffic Impact Assessment (Appendix G) The provision of a traffic management plan is included in the

	draft statement of commitments.
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Sutherland Shire Council	
— Traffic and Parking: Long paths of travel for pedestrians, past loading bay areas, parked or parking cars through the car park are required to reach the main entry.	Paths to the main access doors are provided in the development and will be complimented by wayfinding signage to aid the safe travel of pedestrians around the site.
— Careful attention needs to be given to the use of the site for staff parking as the nature of the use is such that cars entering and leaving the site at late night/early morning hours.	Parking and the consideration of staff movement, especially with consideration of amenity for neighbouring properties, has been discussed in the Traffic report in Appendix G.
— Landscaping: The development would benefit from quality landscaping and particularly the growth of specimen and canopy trees.	A landscape plan is provided in Appendix H. This is also discussed further in section 4.17, above.
— Noise: An important issue as the development will result in the movement of cars to and from the car parking area at all hours of the day.	The noise assessment discusses parking and the movement of cars in Appendix F. This is also discussed further in Section 4.12, above.
— Privacy: The close proximity of the proposed additions to residential properties has obvious implications for adjoining residents whose private open space areas back onto the hospital site.	Privacy issues for those residents who are located in close proximity have been considered and appropriate measures have been taken to increase their amenity. This is addressed in section 4.18 above.
— Urban design: The location of the stairs proposed at the north east corner of the addition (not shown on the elevations) has the potential to impact on the adjoining neighbours. The stairs adjacent to the eastern boundary do not present as an attractive entryway to the proposed addition. If access to the addition is to be provided from the Kingsway it needs to be considered as part of the total scheme rather than an afterthought. The proposed stepped walkway is narrow and sunken and is considered likely to create an unpleasant environment.	A response to urban design intent is provided in Section 4 of the Environmental Assessment.
— Building Height: The assertion that this is a residential standard that has inappropriately been applied to this site is not supported by Council.	The proposed departure from the height control is discussed in section 4.7.3 of this Environmental Assessment, and the reasoning behind such variation is given.
— Loading Facilities: The current loading facility for the hospital is very poor and consists only of a loading area external to the building. Given the proposed intensification to the hospital it is considered that it is a suitable time to provide an appropriately sized and located loading dock which can cater for the needs of	The loading dock has been upgraded by the scheme. This is discussed further in the Traffic Impact Assessment in Appendix G.

the proposed and existing development. Such a facility would ensure that if there were a truck within the loading bay vehicles would be able to safely pass while the truck is unloading.	
— Use of hydrotherapy pool and Gymnasium: If this facility is to be used for outpatients, then there will be implications in relation to the provision of car parking	Two disabled parking spaces are located outside the entrance to the Hospital. The requirements for parking are discussed in full in the Traffic report included in Appendix G.
— Safety and Security: Of particular concern to Council is the lack of clear pedestrian pathway from the car park to the main entry of the site. The current arrangement of walking along the vehicular access way past the loading facility is undesirable and any intensification is unacceptable. Given the nature of the proposed development it is considered appropriate that the design should provide a safe, disabled access compliant grade, between the car parking areas to the main entrance of the facility.	Paths to the main access doors are provided in the development and will be complimented by wayfinding signage to aid the safe travel of pedestrians around the site. Disabled parking will be provided closest to the hospital entry with ramp access for ease of access.

Department of Health	
Caution should be taken to ensure that there is continued synergy between the services offered at Sutherland Hospital and Kareena Private Hospital	The expansion of Kareena Private Hospital is designed to meet the increasing demand for medical facilities and services for the local population, and to compliment the services offered at Sutherland Hospital

17 November 2008



Mr Terry Clout
Chief Executive
South East Sydney Illawarra Area Health Service
Locked Bag 8808
SOUTH COAST MAIL CENTRE NSW 2521

Ramsay Health Care Limited
ABN 57 001 288 768
Level 9, 154 Pacific Highway
St Leonards NSW 2065 Australia
Telephone: +61 2 9433 3444
Facsimile: +61 2 9433 3460
Email: enquiry@ramsayhealth.com.au

Dear Mr Clout

Notification of Proposed Expansion of Kareena Private Hospital – 86 Kareena Road, Caringbah

I am writing further to your response to the Department of Planning of 27 August 2008, regarding the proposed expansion of Kareena Private Hospital, 86 Kareena Road, Caringbah.

The proposed redevelopment has now been declared a Major Project by the Minister for Planning, based on the project having an investment value of more than \$15 million; the scheme providing professional health care services to inpatients; the location of the works within an area identified in local, regional and state strategic plans as being appropriate for development which reinforces the existing cluster of medical facilities.

This letter is to notify South East Sydney and Illawarra Area Health Service and NSW Health of the proposed expansion of the Kareena Private Hospital and to provide you with the opportunity to make comment on the overall development.

This consultation is requested in response to the Director General Environmental Assessment Requirements issued by the Department of Planning, and any comments received will be considered and addressed in the detailed Environmental Assessment. Please note that, should the development be approved by the Minister for Planning, a separate application to the NSW Health Private Health Licensing Branch will be made in accordance with the Act and Regulations in force at that time (i.e Form 3) before commencement of any construction.

1.0 Proposed Works

As part of Ramsay Health Care's Brownfield's Project, we are seeking approval from the Department of Planning for the staged redevelopment of Kareena Private Hospital. As you may be aware, some sections of the hospital have been in operation for some 40 years and are in need of replacement. The proposed staged redevelopment will create additional inpatient accommodation in the first instance enabling the Hospital to refurbish or replace older or temporary structures in future years.

The following provides a summary of works proposed, with relevant plans showing the proposed works attached for your consideration.

The proposed expansion works will accommodate:

- An additional 67 beds (over approximately 3,000 square metres);
- Upgrade of the rehabilitation department to accommodate a permanent gymnasium and hydrotherapy pool facility;
- Provision of additional on site car parking to accommodate a total of 127 spaces;
- Extension of the theatre suite and recovery unit;
- Upgrade to air-conditioning;
- Provision of additional administrative floor space (approximately 400 square metres); and
- Introduction of associated landscaping and signage.

The proposed redevelopment responds to the increased demand for private hospital services within the Sutherland Shire. We acknowledge your cautionary note in your letter of 16 September 2008 regarding the need for continued synergy between the services provided at Kareena Private Hospital and The Sutherland Hospital. The services listed in the original submission were an indication of where national trends are predicted to head, rather than a definitive list of services to be provided at Kareena Private Hospital. In this regard, it is our intention to continue Kareena's role as a secondary medical, surgical and maternity private hospital, increasing capacity for its current range of clinical services to grow, with particular additional capacity for medical inpatients and rehabilitation services to meet the needs of our aging population. We recognise the need to continue to plan and implement any new services in conjunction with our specialist medical practitioner community, many of whom also hold appointments at The Sutherland Hospital. Our Executive team and Department Heads at Kareena Private continue to maintain many formal and informal relationships with their counterparts at The Sutherland Hospital in relation to service provision at both Hospitals. We envisage this collaboration to continue and grow as part of a redeveloped Kareena Private Hospital.

2.0 Request for Feedback

In order to meet the timeframes of the Department of Planning, we would welcome any comments you may have in relation to the proposal within 14 days of the date of this letter. Comments can be addressed to me with reference to the project as "Proposed Expansion of Kareena Private Hospital":

— Address:

Mr Angus JP Bradley
NSW Development Manager
Ramsay Health Care Limited
Level 9
154 Pacific Highway
ST LEONARDS NSW 2065

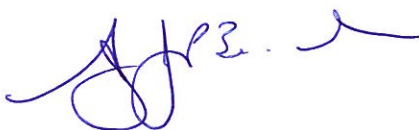
— Email:

bradleya@ramsayhealth.com.au

Additionally, the Executive Team of Kareena Private Hospital and I are available to discuss the proposal in detail, should you require it. Please do not hesitate to contact Ms Indra Wijetunga, A/Chief Executive Officer, Kareena Private Hospital on 02 9717 0200, or myself on (02) 9433 3412 if you would like to discuss any specific issues.

Thank you once again for your initial feedback on our proposed development. We greatly appreciate your input and ongoing support in planning to meet the future private health service needs of the Sutherland Shire area.

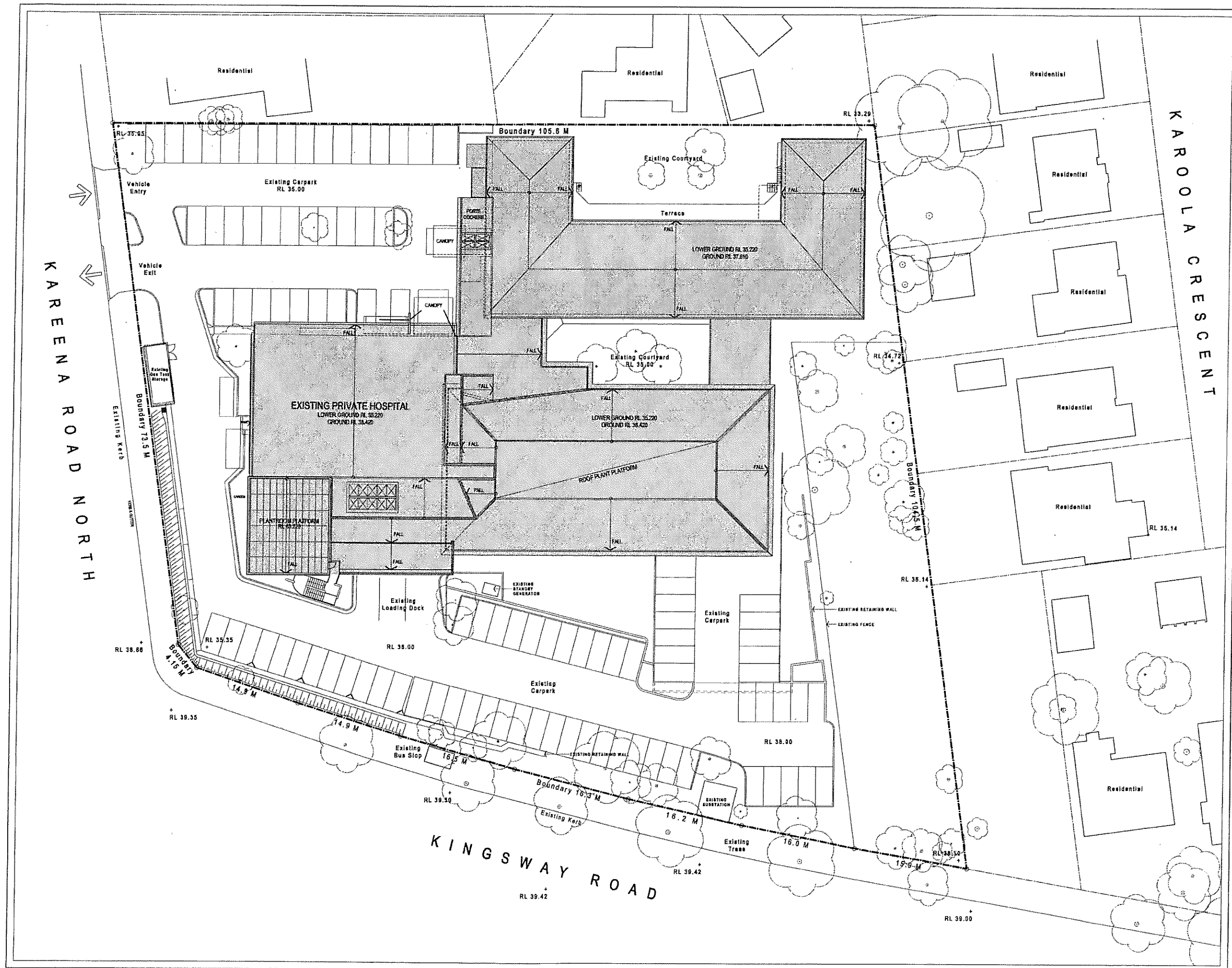
Yours faithfully



Angus JP Bradley

NSW Development Manager

cc. Ms Deborah Best, A/Director, Private Health Care Branch, NSW Health Department



REFERENCE MAP

LOCATION PLAN

0 4m 8m 16m
1:200

NOTES

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REV	DESCRIPTION	DATE
D	APPLICATION TO SHIP	17.08.2008
C	DA PERMITS	02.04.2007
B	DA PERMITS	23.03.2007
A	DA PERMITS FOR CLIENT REVIEW	18.03.2007

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Kareena NSW 2228
Ph - (02) 9717-2200
Fax - (02) 9550-1808

DRAWING FILE

EXISTING SITE / ROOF PLAN

DEVELOPMENT APPLICATION

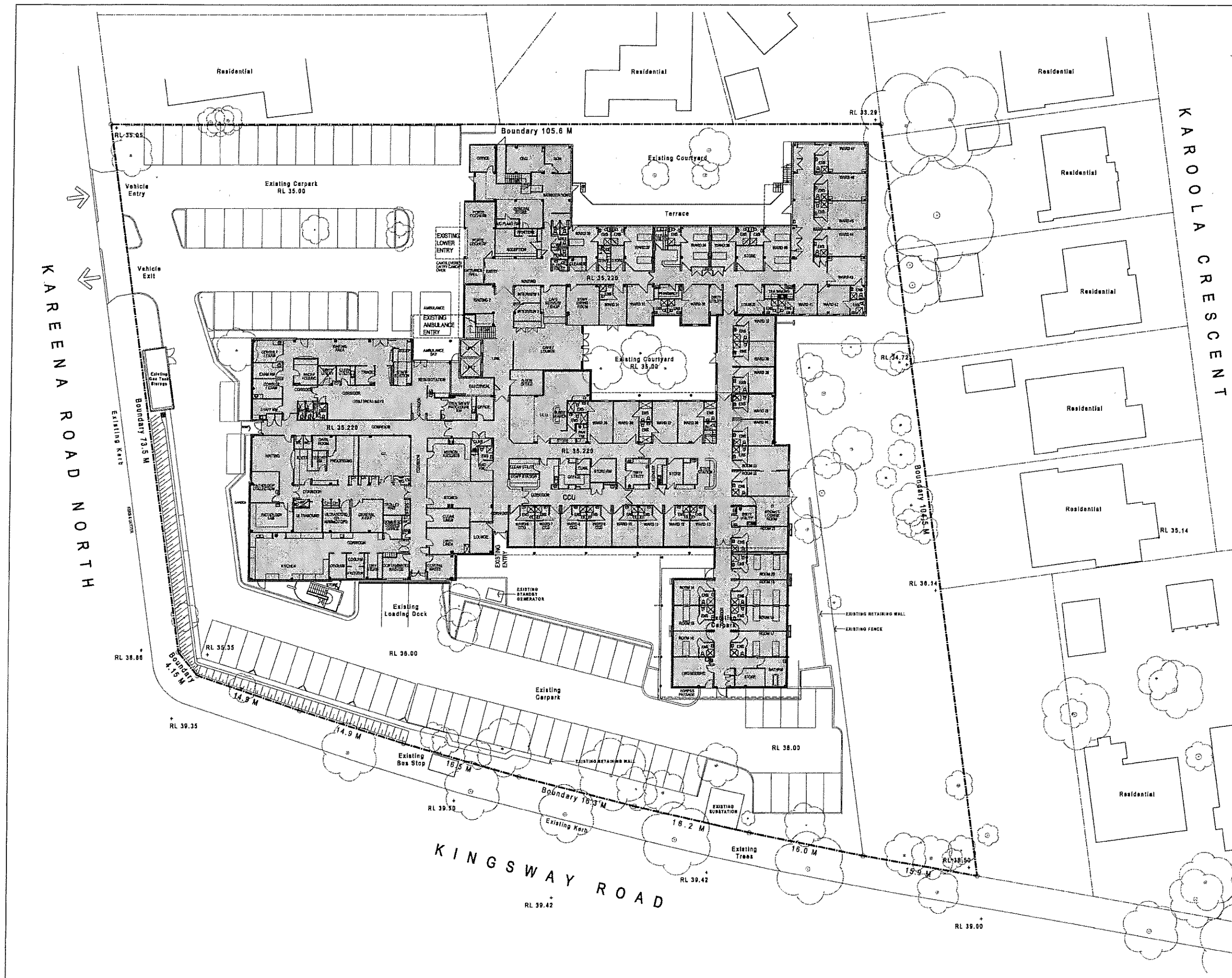
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JOB NO. PSA 7536

DRAWING NUMBER DA-01

REV D

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LOCATION MAP

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REV	DESCRIPTION	DATE
1	APPLICATION TO DWP	17.06.2008
2	PA RESUBMISSION	02.04.2007
3	ON SUBMISSION	22.03.2007
4	ON DOCUMENTS ISSUED FOR CLIENT REVIEW	19.03.2007

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KAREENA PRIVATE HOSPITAL

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DRAWING TITLE

EXISTING LOWER GROUND FLOOR PLAN

DEVELOPMENT APPLICATION

SCALE	DATE	CO-ORDINATOR	CHECKED	APPROVED
1:200	DG			

JOB NO.

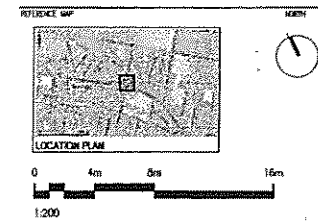
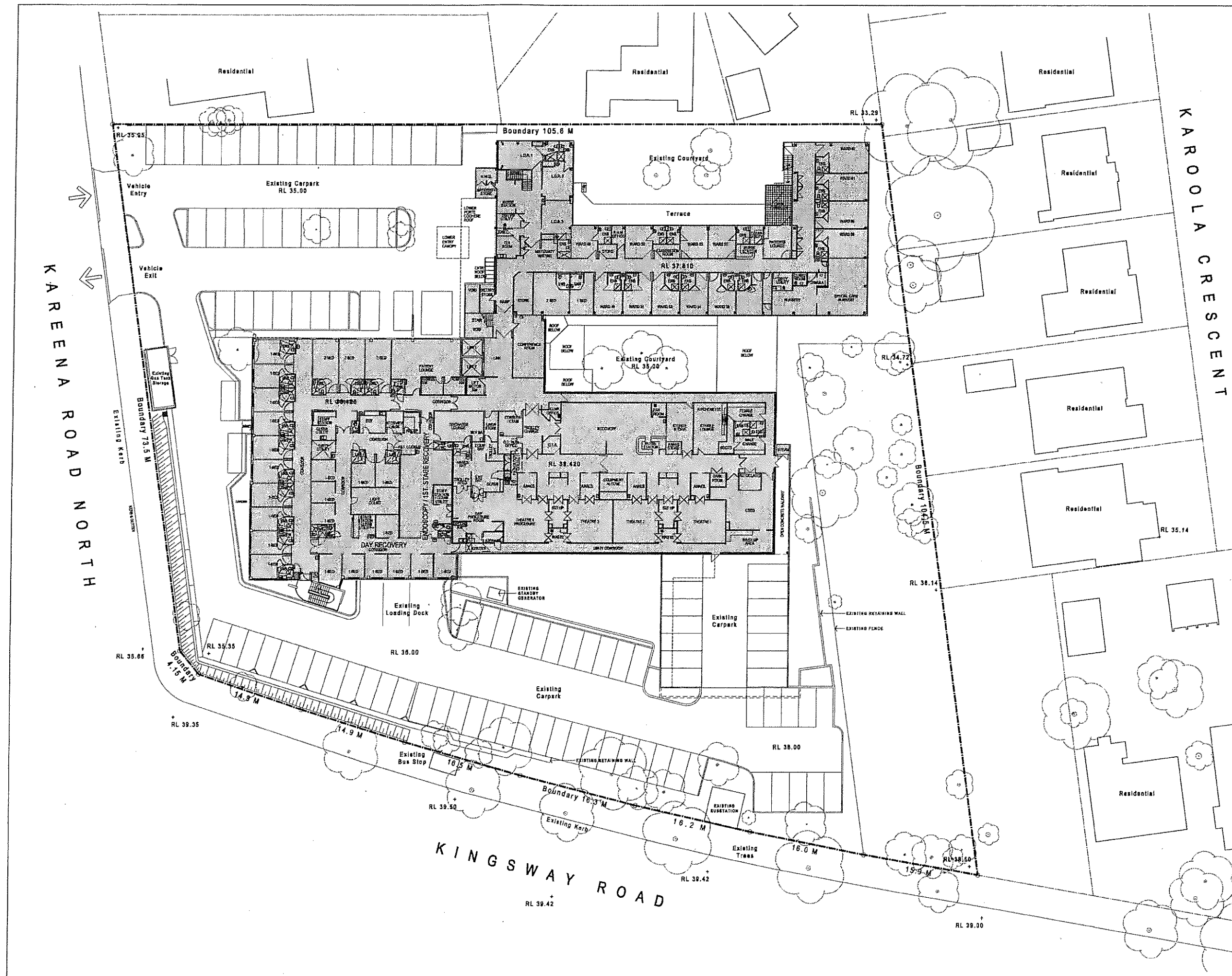
PSA 7536

DRAWING NUMBER

DA-02

KEY

D



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REV	DESCRIPTION	DATE
B	APPLICATION TO DA	11/06/2008
C	DA REVISION	02/08/2007
D	DA SUBMISSION	21/01/2007
A	DA DOCUMENTS ISSUED FOR CLIENT REVIEW	14/01/2007

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DRAWING TITLE
EXISTING GROUND FLOOR PLAN

STATUS			
DEVELOPMENT APPLICATION			
SCALE: A4 1:200	DRAWN: JG	CO-ORDINATED: JG	CHECKED: JG
DATE: 14/01/2007	DRAWING NUMBER: PSA 7536	DA-03	REV: D



NOTES

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LEGEND

- EXISTING BUILDING
- EXISTING BUILDING NEW FOOT

REV	DESCRIPTION	DATE
J	APPLICATION TO DEPT. OF PLANNING City Plan 2008	15.07.2008
F	APPLICATION TO DEPT. OF PLANNING Drawing updated	17.08.2008
H	APPLICATION TO DEPT. OF PLANNING Amended DA	28.05.2008
P	RE-ASSIGNED FOR INFORMATION	12.09.2007
E	ISSUED FOR INFORMATION	04.09.2007
D	DA RECOMMENDATION	02.04.2007
C	DA SUBMISSION	21.01.2007
B	DA DOCUMENTS ISSUED FOR CLIENT REVIEW	15.01.2007
A	ISSUED FOR INFORMATION	14.02.2007

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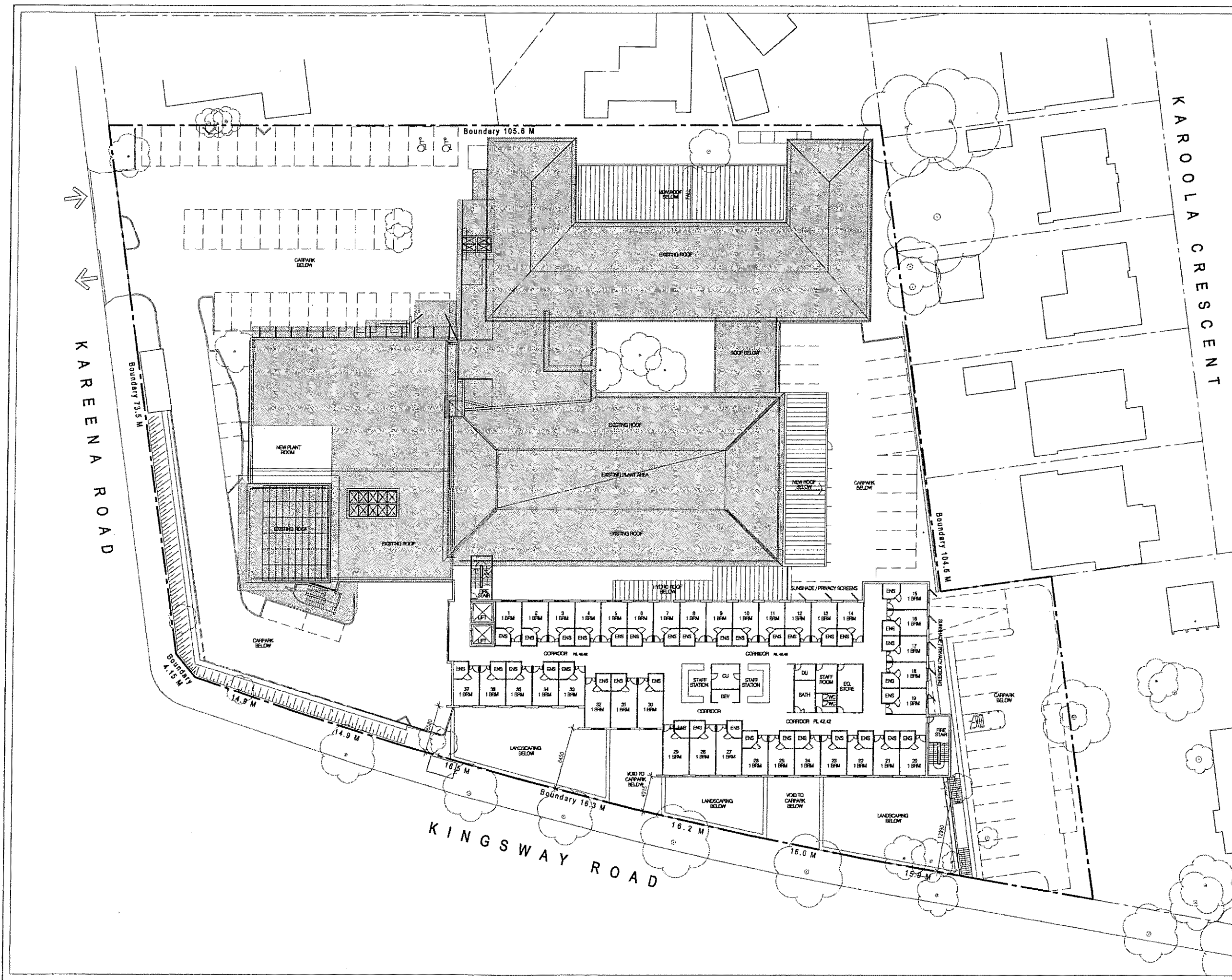
PROJECT

KAREENA PRIVATE HOSPITAL

86 Kareena Road
Sydney NSW 1500
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Fax - (02) 9525 1636

PROPOSED LOWER GROUND FLOOR PLAN

STATUS				
DEVELOPMENT APPLICATION				
SCALE	DATE	DESIGNED	CHECKED	APPROVED
1:200	03	HA		BA
JOB NO.	PSA 7536	DRAWING NUMBER	DA-07	REV
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REFERENCE MAP

LOCATION PLAN

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NOTES

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LEGEND

EXISTING BUILDING

REV	DESCRIPTION	DATE
H	APPLICATION TO DEPT. OF PLANNING Drawing updated	17.06.2008
C	APPLICATION TO DEPT. OF PLANNING	26.05.2008
F	AMENDED DA	23.04.2007
L	ISSUE FOR INFORMATION	05.09.2007
D	DA REVISION	02.04.2007
C	DA SUBMISSION	27.03.2007
B	DA DOCUMENTS ISSUED FOR CLIENT REVIEW	16.03.2007
A	ISSUED FOR INFORMATION	14.02.2007

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Fax - (02) 9335-1806

DRAWING FILE

PROPOSED FIRST FLOOR PLAN

STATUS

DEVELOPMENT APPLICATION

SCALE	DATE	DESIGNED	CHECKED	APPROVED
1:200	09	HA	DA	BA

JOB NO.

PSA 7536

DRAWING NUMBER

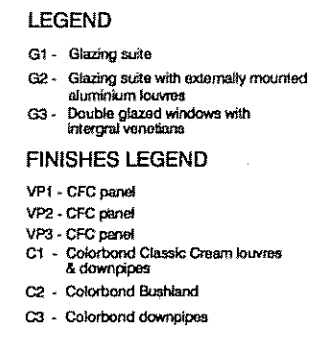
DA-09

KEY

H



DOI NO.	FORM NO.	REV
PSA 7536	DA-12	G

[illegible]

Tuesday 11 November 2008

Brendan Bruce
Director, Transport Planning
Ministry of Transport
GPO Box 1620
Sydney 2001

Dear Mr Bruce

Notification of Proposed Expansion of Kareena Private Hospital – 86 Kareena Road, Caringbah

We write on behalf of Ramsay Health Care Ltd to notify Ministry of Transport of the proposed expansion of the Kareena Private Hospital and to provide you with the opportunity to make comment.

The proposed expansion has been declared a Major Project by the Minister, based on the project having an investment value of more than \$15 million; the scheme providing professional health care services to inpatients; the location of the works within an area identified in local, regional and state strategic plans as being appropriate for development which reinforces the existing cluster of medical facilities.

This consultation is requested in response to the Director General Environmental Assessment Requirements issued by the Department of Planning, and any comments received will be considered and addressed in the detailed Environmental Assessment.

1.0 Proposed Works

The following provides a summary of works proposed, with relevant plans showing the proposed works attached for your consideration.

The proposed expansion works will accommodate:

- An additional 67 beds (over approximately 3000 square metres);
- Upgrade of the rehabilitation department to accommodate a gymnasium and hydrotherapy pool facility;
- Provision of additional on site car parking to accommodate a total of 127 spaces;
- Extension of the theatre suite and recovery unit;
- Upgrade to air-conditioning;
- Provision of additional administrative floor space (approximately 400 square metres); and
- Introduction of associated landscaping and signage.

HASSELL staff are available to discuss the proposal, either by phone on (02) 9101 2040, email bjarvis@hassell.com.au or in person (by appointment).

2.0 Request for Feedback

We request any comments you may have in relation to the proposal within 14 days of the date of this letter. Comments should be addressed to the attention of Bridget Jarvis and refer to the project as "Proposed Expansion of Kareena Private Hospital":

— *Addressed to:*

HASELL
PO Box 5487
Sydney NSW 2001

— *Email:*

bjarvis@hassell.com.au

— *Facsimile:*

02 9101 2100

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Bridget Jarvis

Associate

Tuesday 11 November 2008

James Hall
A/ Senior Land Use Planner
Transport Planning Sydney Region
Roads and Traffic Authority
PO Box 973
Parramatta CBD NSW 2124

Dear Mr Hall

Notification of Proposed Expansion of Kareena Private Hospital – 86 Kareena Road, Caringbah

We write on behalf of Ramsay Health Care Ltd to notify the Roads and Traffic Authority of the proposed expansion of the Kareena Private Hospital and to provide you with the opportunity to make comment.

The proposed expansion has been declared a Major Project by the Minister, based on the project having an investment value of more than \$15 million; the scheme providing professional health care services to inpatients; the location of the works within an area identified in local, regional and state strategic plans as being appropriate for development which reinforces the existing cluster of medical facilities.

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— *Addressed to:*

HASELL
PO Box 5487
Sydney NSW 2001

— *Email:*

bjarvis@hassell.com.au

— *Facsimile:*

02 9101 2100

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Bridget Jarvis

Associate

Tuesday 18 November 2008

Manager, Coastal Environmental Assessment Team
Sutherland Shire Council
Locked Bag 17
Sutherland NSW 1499

Dear Sir or Madam

Notification of Proposed Expansion of Kareena Private Hospital – 86 Kareena Road, Caringbah (Amended Landscape Design)

Further to our letter dated 11 November, we write to inform Council of landscape design amendments proposed as part of the Kareena Private Hospital expansion scheme.

Please find accompanying a revised landscape plan with an amended set of drawings which supersede those provided to Council on 11 November. These drawings amend the landscape treatment to the Kingsway frontage of the site.

The proposed expansion has been declared a Major Project by the Minister, based on the project having an investment value of more than \$15 million; the scheme providing professional health care services to inpatients; the location of the works within an area identified in local, regional and state strategic plans as being appropriate for development which reinforces the existing cluster of medical facilities.

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— *Addressed to:*

HASELL
PO Box 5487
Sydney NSW 2001

— *Email:*

bjarvis@hassell.com.au

— *Facsimile:*

02 9101 2100

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Bridget Jarvis

Associate

Tuesday 11 November 2008

Ron Cummins
Manager, Coastal Environmental Assessment Team
Sutherland Shire Council
Locked Bag 17
Sutherland NSW 1499

Dear Mr Cummins

Notification of Proposed Expansion of Kareena Private Hospital – 86 Kareena Road, Caringbah

We write on behalf of Ramsay Health Care Ltd to notify Sutherland Shire Council of the proposed expansion of the Kareena Private Hospital and to provide you with the opportunity to make comment.

The proposed expansion has been declared a Major Project by the Minister, based on the project having an investment value of more than \$15 million; the scheme providing professional health care services to inpatients; the location of the works within an area identified in local, regional and state strategic plans as being appropriate for development which reinforces the existing cluster of medical facilities.

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— *Addressed to:*

HASELL
PO Box 5487
Sydney NSW 2001

— *Email:*

bjarvis@hassell.com.au

— *Facsimile:*

02 9101 2100

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Bridget Jarvis

Associate