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ABN 16 562 343 655
ACN 084 256 295

8th December 2011

Mr Peter McManus
Metropolitan & Regional Projects North
NSW Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Peter McManus

Dear Peter,

Re: S.75W – Modification Request Sydney Adventist Hospital, Clinical Services Building (MP10_0070 MOD 2)

I refer to your recent request for clarification with respect to the height of the Clinical Services Building as per our recent S75W (MOD 2) application and provide the following advice.

As advised at the time of lodgement of our application the proposed CSB building is now up to 3.5 metres higher (in parts) than originally approved. The increase in height has been necessitated by the need to accommodate additional plant and storage space within the building. Plant was originally located on a small part of Level 1, Level 6 and part of Level 11 but is now also proposed to occupy the entirety of Level 1, half of Level 6 and all of Level 12.

We were initially of the view that the new building height was consistent with the terms of the concept approval which stipulates “*maximum heights of 20.5m, 26.5m and 39.5m (6, 8 and 12 storeys) in close proximity to the existing hospital tower and / or to take advantage of sloping topography towards the centre of the site*”.

We have since been informed and now accept the Department’s advice that building height is set by Clause 18(1) of Part 25 of Schedule 3 of the Major Development SEPP 2005 which stipulates that the height of any building is not to exceed the maximum height shown on the Height of Building Map, being 39.5m. We also accept the Department’s advice that the following definition of building height is called up by the SEPP, notwithstanding any elucidation of how height is to be measured that may be inferred in the original Director General’s Environmental Assessment Report (March 2010):

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

We note that Part 25 of Schedule 3 to SEPP (Major Development) 2005 incorporates the following provisions:

20 Exceptions to development standards—transitional Part 3A projects

(1) A development standard imposed by this or any other environmental planning instrument on development that is part of a transitional Part 3A project, and is on land within the Wahroonga Estate site, does not apply to that development if the Director-General is satisfied, and issues a certificate to the effect, that:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
- (b) there are sufficient environmental planning grounds to justify exempting the development from that development standard.

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Suite 2 Level 1
34 Hunter Street
Sydney NSW 2000
T 61 2 9221 5211
F 61 2 9221 1284
info@macroplan.com.au
www.macroplan.com.au

- (2) *In deciding whether to issue a certificate, the Director-General must consider:*
- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Director-General.*

On this basis, we now wish, as part of our S75W modification application, to seek the Department's concurrence to a minor departure from the building height development standard that relates to the CSB building. Our explanation as to how and why our proposal is a minor variation only and therefore can be considered as a consent modification follows.

The proposed new Clinical Services Building incorporates the following changes:

- The building shape has changed to a more efficient "L" shaped building to support hospital staffing and patient care.
- The new CSB building is slightly larger in terms of gross floor area than the previously approved building.
- The new building is a maximum of 3.5 metres taller than it previously was, but in parts only.

Although the 'footprint' of the building has increased to accommodate its new "L" shape, the overall addition of floor space has been limited due to the inclusion of necessary plant facilities on Level 1, half of level 6 and level 12. Plant was originally located on levels 6 and 11. The total area taken up by plant space has increased, and is now spread over three levels - levels 1, 6 and 12. The building is slightly larger in gross floor area than the original building, having increased from 18,818m² to 19,775m² (an increase of only 957m² over 12 storeys). Despite its increase in size and height the overall floor area of the proposed hospital works (i.e. the CSB and all other buildings) remains within the gfa limitations as set by the concept approval.

Further clarification with respect to this aspect is included in our original lodgement correspondence.

Specifically with respect to building height we note that:

- The proposed new height of the CSB building exceeds the 39.5m limit (as strictly applied according to the contour of the site) in a minor manner, encroaching to a small degree in the south-west corner of the building only.
- Other approved buildings in the hospital precinct are not as high as the CSB building, i.e. a variation of building height is sort for the CSB building only, such that the overall visual impact of the proposed hospital precinct works remains generally as proposed under the referenced assessment reports.
- The CSB building is 'internal' to the hospital site. It is not visually intrusive in its immediate neighbourhood and is viewed predominantly from afar. As such, the discrepancy is mostly unnoticeable from outside the site. Notably, the expanded CSB building cannot be seen from across the treed valley to the west of the site, as indicated in the following view analyses which provide an outline of the CSB as originally approved and as now proposed.

VIEWING POINT 13 (S75W MOD.)

Noticeable change, high visual impact expected.

Analysis demonstrates that the proposed additions to the hospital are screened by existing vegetation and residential buildings in the foreground. The low quality of the view due to the interruption by the existing hospital tower and nurses residence deem the visual impact of the proposal to

be of noticeable change, but with a high degree of visual impact due to the proximity of the view. It should be noted that the proposed hospital and residential buildings (southern portion of Central Hospital precinct) closer to this view point will have a greater visual impact than the current proposed additions.

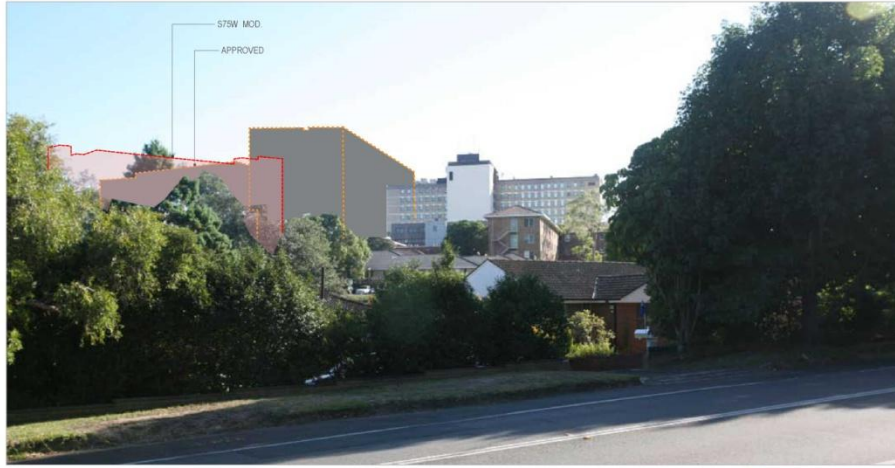


Figure 42: Viewing point 13 photomontage. Located on The Cornerstone Parkway, Wahroonga facing the south-west facade of the existing hospital.

Extent of proposed development

46

VIEWING POINT 12 (S75W MOD.)

Some change, moderate visual impact expected.

Analysis demonstrates the extent of the view and that the proposed development is reasonable given the proportion of the view that is being affected as well as the proposal being partially screened by existing vegetation.

The moderate quality of the view due to the existing interruption to the skyline by the hospital tower and overhead powerlines deem the visual impact of the proposal to be moderate.



Figure 41: Viewing point 12 photomontage. Located on Woods Street, North Epping overlooking Woods Street Reserve.

Extent of proposed development

47

VIEWING POINT 15 (S75W MOD.)



Limited change, minimal visual impact expected.

Analysis demonstrates that the majority of the proposed additions to the hospital will be screened by existing vegetation and high trees beyond.

The low quality of the view due to the existing interruption to the skyline by the hospital tower, residential roofscapes and overhead powerlines deem the visual impact of the proposal to be limited11.



Figure 44: Viewing point 15 photomontage. Located at Launa Avenue, Wahroonga, facing towards the south-west facade of the existing hospital.

Extent of proposed development

50

VIEWING POINT 2 (S75W MOD.)



Some change, moderate visual impact expected.

Analysis demonstrates that the proposed additions to the hospital are screened by the vegetated ridge line, expanding horizontally in line with the height of the existing hospital.

The low to moderate quality of the view due to the existing interruption to the skyline by the hospital tower and overhead powerlines deem the visual impact of the proposal to be moderate.



Figure 40: Viewing point 2 photomontage. Located on Canoon Road, South Turramurra, approximately 110m west from the intersection of Kissing Point Road.

Extent of proposed development

46

VIEWING POINT 16 (S75W MOD.)



Some change, moderate visual impact expected.

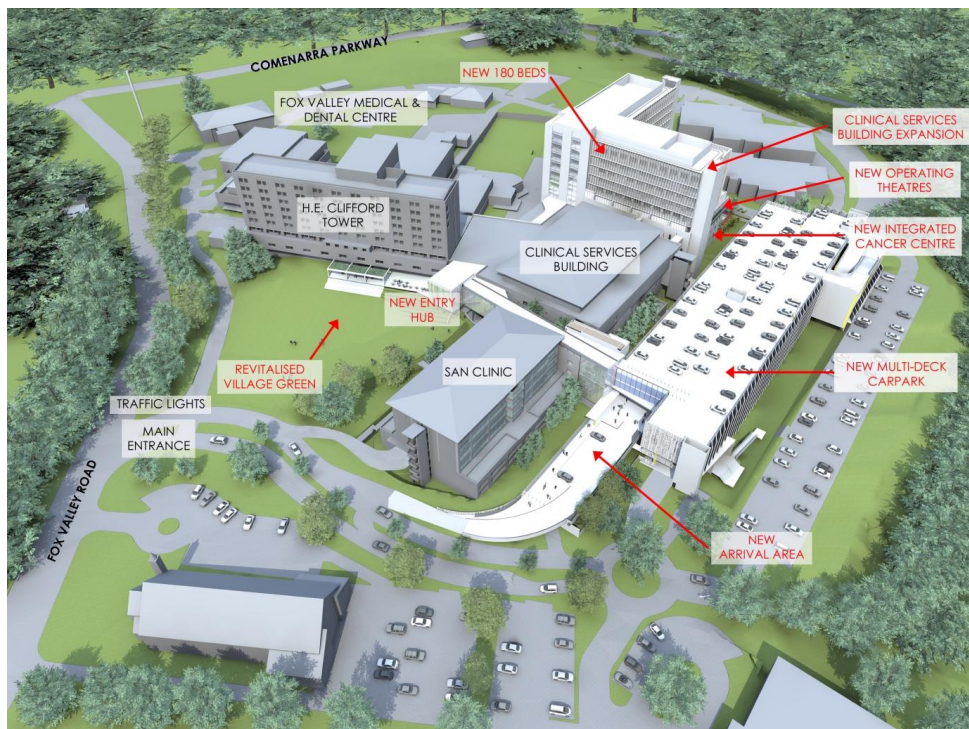
Given the low quality of view based on the presence of the existing hospital buildings and the high capacity for change, analysis demonstrates the proposed development is acceptable.

The proportion of the view that is being affected as well as the proposal being partially screened by existing vegetation and existing buildings deem the visual impact of the proposal to be of a moderate degree. Upon development of Precinct B of buildings with a maximum 20.5m height, the impact of the proposed additions will recede.



Figure 45: Viewing point 16 photomontage. Located north-east of the existing hospital, where proposed residential apartments (Precinct B) have been sited in the Warragamba Estate Concept Plan.

Extent of proposed development



Overall Site Image of Current Works within the Hospital Precinct

Overall, the new design of the CSB building is consistent with the terms and basis of its original approval. The building is to be used for its stated purpose but has been reconfigured to provide a better level of operational efficiency for the hospital. The changes proposed are consistent with what would normally be expected as a project moves from an initial concept to an actual construction phase. No additional impact of material significance is caused by the amended design.

We therefore request the Department to exhibit the proposed plans and to refer the matter to the Planning Assessment Commission for its determination.

Previously submitted drawings remain relevant to the S75W (MOD 2) proposal. We have made arrangements for hard copies of these plans to be delivered to your offices to assist with the exhibition and notification of the modification.

Please do not hesitate to contact our office should further clarification be required.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Wayne Gersbach', with a stylized, flowing script.

Wayne Gersbach
Director NSW
MacroPlan Australia Pty Ltd

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NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SYDNEY ADVENTIST HOSPITAL ACT 2000 AND THE SYDNEY ADVENTIST HOSPITAL CHARTER 2000.

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KEY PLAN

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	Existing Building
[Symbol]	Proposed Building
[Symbol]	Proposed Extension
[Symbol]	Proposed Demolition
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Parking
[Symbol]	Proposed Access
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Lighting
[Symbol]	Proposed Security
[Symbol]	Proposed Other

SYDNEY ADVENTIST HOSPITAL

MBMO

MORENO BEAT MARTIN OLLMANN

HASSELL

ARCHITECTS

STAGE 1 REDEVELOPMENT

C - CLINICAL SERVICES BUILDING

CSB North and South Elevations

NO.	DATE	DESCRIPTION
1	11/01/00	Initial Design
2	11/01/00	Final Design
3	11/01/00	Construction
4	11/01/00	Completion

11100 CA-160 1/21