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Setting New Standards

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9<sup>th</sup> November 2011

Ms Joanna Bakopanos  
A/Director  
Metropolitan & Regional Projects North  
NSW Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

Attention: Peter McManus

Dear Joanna & Peter,

**Re: S.75W – Modification Request Sydney Adventist Hospital, Clinical Services Building (MP10\_0070 MOD 2)**

I refer to your earlier correspondence requesting clarification with respect to some of the detail regarding the abovementioned proposal and am pleased to provide the following advice and accompanying material.

**1. Description of Proposal**

The proposed change to the Clinical Services Building completes the previously proposed (currently being assessed) adjustments to the nearby multi-deck car park and entry building to facilitate a more legible arrangement of space for both visitors to the site and staff.

The proposed modifications primarily entail a revised design of the Clinical Services Building (CSB) to an “L” shape floor layout which supports staffing and service arrangements.

The original CSB building is located in exactly the same footprint as the amended plan. The height has increased, largely as a result of additional plant that is required to meet the needs of a modern hospital building. The height does however remain within the limits set by the concept approval. The façade design has remained as approved, with only minor alterations.

The proposed new 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 almost 3 metres taller than it previously was.

The modifications also entail a minor extension to an at grade car park to provide an additional 27 car spaces. Detail regarding this alteration in the context of overall site parking is provided at point 4 below.

The following explanation relates to these changes:

**Building Shape**

The new arrangement of the CSB building is a direct response to the hospital's request to assist its operational modalities. As previously advised the hospital works on a 10 patient per staff module. Therefore, having 40 beds per floor, split into 4 groups of 10 with 2 arms either side of a central core, supports the most efficient operational use of space.

With an “L” shape ward layout, all vertical circulation is located in the centre of the plan with minimal travel distances for patients, staff and visitors. The “L” shape also allows for optimum observation from the arrival point on the ward floor.

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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

The new “L” shaped building does not involve an increase in ward rooms or theatres. It allows for these and other facilities to be accommodated in a clearer and more efficient clinical layout with more ancillary storage and reconfigured larger plant.

### **Building Size**

- It now incorporates a gross floor area of 19,775m<sup>2</sup> as opposed to the previous 18,818m<sup>2</sup>.
- 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 need for additional plant space has been necessitated by the requirements of Ausgrid, the energy supplier, who has insisted upon a chamber substation. Furthermore the inclusion of the Cancer Centre, remodelling of the wards and detail design being completed has resulted in plant space being larger than indicated at EA stage.
- The proposed changes and the internalisation of plant space means that the overall floor space for the hospital works remains under the cap set by the original concept approval (at 28,000m<sup>2</sup>).

### **Building Height**

- The proposed CSB building is now approximately 3 metres higher than originally approved, but remains within the height limit set by the concept approval.
- The concept approval 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*”.
- The increase in height of the CSB building has been necessitated by the need to accommodate additional plant and storage space within the building. Plant was originally located on levels 1, 6 and 11 but is now also proposed to occupy Level 1, half of level 6 and level 12.

## **2. Impact Assessment of Proposed Modifications**

The proposed modifications relate to the same building as previously approved and aim to serve the same intent as the original approved hospital works, i.e. to provide improved facilities for staff, visitors to and patients of the SAN hospital. The modifications relate to the same development as which has been granted concept approval (Major Project No. 07\_0166) and project approval (MP 10\_0070) under Part 3A of the EP&A Act 1979.

Given these previous approvals and the nature of the proposed works (i.e. relating to health infrastructure) the consent authority for the modifications remains with the State Government (as delegated to the Planning Assessment Commission).

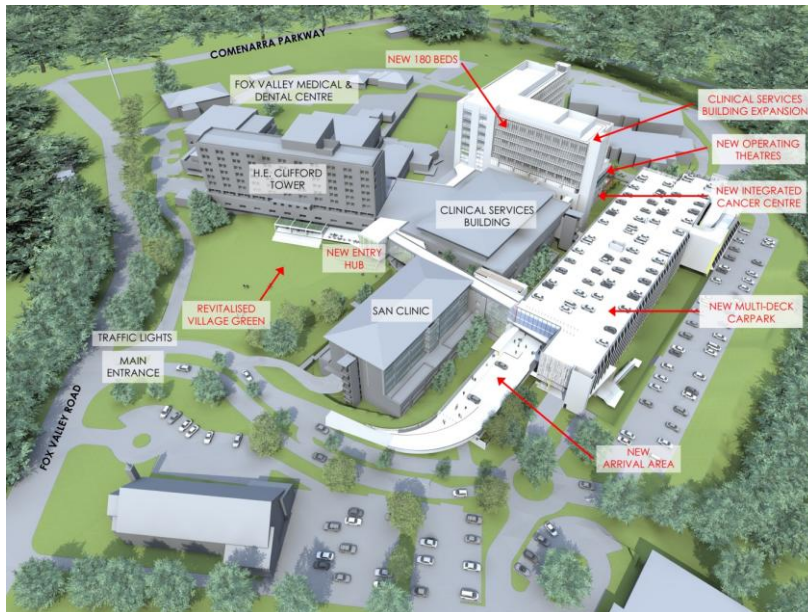
It is relevant to consider the nature and extent of the overall hospital works that have been previously approved. The concept approval allowed significant works across the Wairounga Estate, incorporating:

- an upgrade of hospital facilities (limited by an additional floor space of 28,000m<sup>2</sup>) as well as an expanded nursing facility and a proposed student accommodation/hostel within the ‘hospital precinct’;
- additional educational and church related floor space within the ‘church precinct’; and
- commercial, retail, residential and retirement accommodation across the site.

Work has commenced on development within the hospital precinct relating solely to the hospital improvements. The following architectural images depict the extent of current proposed hospital works and their location on site and the extent of previously approved works. All new works are consistent with the locational specifications and floor space limitations of the original concept and project approvals. The modifications (both previously and currently proposed) primarily seek a better arrangement of approved building space and associated carparking.

As the approved works are located ‘at the back’ of the site their impact in terms of visual intrusiveness is limited. Notably, the expanded CSB building cannot be seen from across the treed valley to the west of the site, as indicated in the view analysis provided as part of the previous project approval. The CSB building is

no higher than the adjacent Clifford Tower. It is also shielded from view from adjoining roads by the Shannon Building which is scheduled to be delivered as part of Stage 3 of the current construction program. The height of the CSB building is consistent with the height limits set previously at the time of concept approval.



*Overall Site Image of Current Works within the Hospital Precinct*



*Overall Site Image of Previously Approved Works within the Hospital Precinct*

The modified CSB building is 957m<sup>2</sup> larger than that which was originally proposed but does not in itself generate additional ward rooms or theatre space. Accordingly there are no additional car parking implications arising from the modified CSB building shape.

As discussed, the overall floor space of the hospital works remains under the cap set by the concept approval. This is explained in detail in point 5 below.

The overall impact of the proposed modifications is minimal. The CSB building is situated 'internal' to the site, i.e. it is well hidden by other existing structures on site so as to not have a material impact on site amenity or views from outside the site. It is no higher than other existing buildings on site (e.g. the Clifford Building).

Building elevations show that the new shaped CSB maintains generally the same appearance as the initially approved building. The facade treatment has been kept in general accordance with the original approval.

### **3. Status of Previous Approved Internal Refurbishment Works**

The original project approval incorporated a series of internal refurbishment works on Level 2 and 4 of the CSB building. These works are still proposed although architectural details of their final 'look' are currently being prepared. The current modification does not seek to alter these previously approved works. While the actual detail of the internal design may alter, conceptually it remains as per the approval and will not create any additional GFA.

### **4. Justification of Proposed Additional 27 Carparking Spaces**

The modification seeks to provide for 27 car spaces near the southern end of the site. This "new" car park will provide additional at-grade parking for medical staff.

Previous approvals have indicated 1,308 existing on-site car spaces. The proposed stage 1 works will provide an additional 561 spaces, bringing the total number of spaces to 1,869, comprised of:

- 896 spaces within the multi-deck parking area
- 973 at-grade spaces (including the 27 spaces proposed as part of this current S75W request)

Previous approval has been given for a total of 2,144 spaces to cater for all stages of development (current Stage 1 works, as well as Stage 2 and Stage 3 work) leaving a capacity for an additional 275 spaces to be provided in conjunction with Stage 2 and 3 development. This is more than sufficient to accommodate the planned Stage 2 and 3 works (Shannon Building and Education Centre).

### **5. Clarification of Gross Floor Areas**

The below schedule details the total gross floor area of the hospital precinct as currently proposed compared to the level of floor space as originally approved.

It is noted that individual building areas incorporated within our initial modification request and the current request have changed from the original approvals.

In particular the gross floor area of the concourse building has decreased owing to the removal of the retail space and the decision to retain the chapel in its existing location, and to not provide a new chapel. As explained the floor area of the CSB building has also been modified to accommodate an extra wing but also additional plant room.

The changes to the floor area of other buildings within the hospital precinct reflect a more accurate calculation based on the Standard LEP definition of 'gross floor area'.

In all, the overall floor space of proposed structures within the precinct remains within the 28,000m<sup>2</sup> cap established under previous approvals. This cap of additional floorspace will continue to be adhered to.

AREA SCHEDULE 30/09/11



Description	Area as Approved EA	Area of S75W Application
Existing Hospital area	<b>58,448</b>	<b>58,448</b>
Concourse Building		
Level 1	220	0 (Plant)
Level 2	119	0
Level 4	74	60
<b>TOTAL</b>	<b>413</b>	<b>60</b>
CSB Expansion		
Stage 1a	12,166	19,775
Stage 1b	6,652	0
<b>TOTAL</b>	<b>18,818</b>	<b>19,775</b>
Shannon Wing		
Demolition of existing Shannon Wing and Bunkers	-1,287	-1,287
Demolition of existing Male residence	-969	-969
Demolition of existing workshop	-1,148	-1,148
New Shannon Wing	12,165	11,445
<b>TOTAL [net]</b>	<b>8,762</b>	<b>8,041</b>
<b>TOTAL ADDITIONAL AREA [all stages]</b>	<b>27,993</b>	<b>27,876</b>
<b>TOTAL HOSPITAL DEVELOPMENT AREA</b>	<b>86,441</b>	<b>86,324</b>
Education Centre	<b>3490</b>	<b>3490</b>

## 6. Supporting Plans & Details

The following additional plans indicate relevant details with respect to:

- Roof level plant maximum RL – see Plan Drawings:

C-A-140[04]	Section A+B
C-A-141[04]	Section C+D
C-A-142[03]	Section E+F
C-A-160[01]	North and South Elevation
C-A-161[01]	East and West Elevation

- Photomontage of modified CSB Building - refer to above images included in text.
- Revised staging. The proposed staging of development now entails:

A-A-012 Site MasterPlan - Stage 1	New Roads, New On Grade Car Park, New Structured Car Park, New CSB Building in it's entirety
A-A-013 Site MasterPlan - Stage 2	Additional Education Centre Building as per current approval
A-A-014 Site MasterPlan - Stage 3	Additional Shannon Building and relocation of Bethel House as per current approval

The attached staging plans are provided for information purposes and to enable the proposed modification to be assessed in the context of overall approved works. Please note that the 'new CSB' building brings together previous stages 1a and 1b. These are now described as Stage 1 works in the attached drawings. Our client will be guided by the Department should it consider it necessary for the modified staging plans to be incorporated in any formal modification consent.

I will contact your office shortly to arrange a time when we can meet to discuss the proposal and any further detail you may wish to receive to assist your consideration.

Yours sincerely,

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

Wayne Gersbach  
Director NSW  
MacroPlan Australia Pty Ltd