

23 December 2011

Determination of the SAN Hospital Wahroonga, Modification 1, Ku-ring-gai LGA

Background

The Sydney Adventist Hospital at Wahroonga originally opened as a Sanitarium in 1903 and has since evolved into a private hospital facility.

In March 2010 the then Minister for Planning granted concept plan approval for the expansion of the existing facilities and on 3 March 2011, the Commission granted a project approval under the concept plan, for alterations and additions to the hospital. Among other things the project included the expansion of the clinical services building and the construction of a multilevel car park with 922 spaces.

Modification Application

The proponent is now seeking to modify the project to:

- extend and modify the layout of the temporary car park;
- reconfigure the layout of the western car park;
- move and modify the multi-deck car park and arrival podium;
- revise the entry building and delete the concourse building; and
- revise the design of the Clifford Building, retain the existing chapel and remove the plans for a new chapel.

The modifications remain consistent with the concept plan approval for the site.

Delegation to the Commission

As Ku-ring-gai Council raised objections with some aspects of the modification application, the Deputy Director-General of the Department of Planning and Infrastructure referred the application to the Commission for determination under the Minister's delegation, which came into effect on 1 October 2011.

Emeritus Professor Kevin Sproats chaired the Commission for the project and Ms Donna Campbell was the other member to constitute the Commission.

Director-General's Environmental Assessment Report

The Director-General's Environmental Assessment Report considered the following key issues:

- Built form and urban design;
- Access and car parking; and
- Amenity.

The Department concluded that the modifications to the multi-deck car park and entry building would improve integration and connectivity between the car park and hospital and improve pedestrian access. The changes to the car parking would also allow the hospital to continue to function satisfactorily during the redevelopment and following its completion.

Meetings

On 23 December 2011 the Commission met with officers from Ku-ring-gai Council, and also separately with representatives for the proponent, to discuss the proposed modification.

Commission's comments

The Commission has noted Council's concerns relating to the potential loss of amenity arising from the proposed changes. However, the Commission is satisfied that the changes will improve the main entrance to the hospital and access from the car park.

Determination

The Commission has carefully considered the Department's assessment report and recommendation, as well as the Council's submission on the project. The Commission is satisfied with the assessment provided and approves the modification of the project application, subject to conditions.

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Kevin Sproats
Member of the Commission

A handwritten signature in black ink, appearing to be 'DC' followed by a stylized 'L'.

Donna Campbell
Member of the Commission