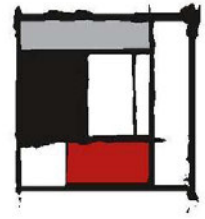


Tuesday, 6 December 2022

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Project **Alterations and Additions to President Private Hospital**
At: 369-381 President Ave 61-65 Hotham Rd, 2-4 Bidurgal Ave, Kirrawee
Client Macquarie Health Corporation
Project Ref: MACHEALTH-06
Studio Principal Stephen Phillips
Healthcare Studio

Responses from Applicant Meeting of 30th November 2022

1. Driveway distances to intersection

In response to question from the Independent Planning Commission ML Traffic have confirmed the minimum distance between a driveway and the signalised intersection of Hotham Ave and President Ave is 45m and the preferred distance is 69m. In addition consideration is required for queuing distances.

The proposed driveway off President Ave is 71m from the intersection while the entry off Hotham Rd is 48 m

ML Traffic have confirmed the current driveway locations are acceptable.

2. Feasibility options

This statement has been prepared to address the request from the Independent Planning Commission for detail on the feasibility studies prepared and referred to in the statement of heritage impact prepared by GBA Architects.

Examination for options for retention of Hotham House began in December 2018 with the application of the interim heritage order by Sutherland Shire Council. Exploration of options for full or partial retention of Hotham House continued until May 2021 with the preparation of the statement of heritage impact by GBA.

It should be recognised that the design process is one of many moving parts, as options for the retention of Hotham House were explored other key areas for the redevelopment also changed or developed.

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imagescape design Studios is an architect corporation
registered under the provision of the NSW Architects Act
2003. Nominated architects are Christine Kelly registration
no. 6000 and Stephen Phillips registration no. 4808



The options discussed below are referred to in the GBA report. This explanation provides a timeline around their feasibility analysis.

December 2018

Initially in 2018 and 2019 the positioning of the hospital entry to President Ave on the eastern side was explored with retention of the hospital reception to similar location to existing. with development of the ward area toward the north behind Hotham House. A temporary reception during construction was proposed for the west wing which would then become the ambulance bay. Traffic access was from President Ave and Hotham Rd (near the intersection). This tended to push much of the building bulk to the north toward the low density zonings.

This was developed into with the hospital entry facing President Ave but to the west to facilitate the construction of new patient accommodation and the bulk of the building toward the SE and NE. The roof of Hotham House behind the ridge line was removed and used as a connection from the new to old. A secondary access was provided from the north, predominantly for staff

This option was not feasible due to

- Flooding issues at President Ave
- Poor wayfinding through the building with no clear path of travel from reception to each ward area
- Wayfinding confusion with the front door to Hotham House not being an entry point as it was to be used for clinical activities
- Traffic constraints with President Ave
- Substandard connection into Hotham House to use the space for patient activities
- Traffic issues with access to Hotham Rd and proximity to the signalised intersection with President Ave
- Numerous operational issues with food service and patient care

Subsequently attempts were made to purchase the adjacent house on the corner of Hotham and Bidurgal to provide opportunity for the hospital entry to be located to the north of Hotham House with the entry possibly being located on the first floor. These were unsuccessful and in October 2019 this site was developed by the owners as the present duplex. This effectively sterilising any opportunity to extend the hospital entry to the north of Hotham House.



March 2019

With opportunities to locate the hospital entry from President Ave effectively precluded we returned in February of 2019 to examining options for entry from Hotham Rd.

The options for entry divided into

- 1 North of Hotham House
- 2 Around and behind Hotham House
- 3 South of Hotham House

The feasibility of these options together with the initial access off President Ave were appraised in report prepared by Imagescape Design Studios dated 15 March 2019.

Based on the conclusions of this report designs for the redevelopment including the removal of Hotham House were developed and presented to the SDRP on 11 Sept 2019.

Feb 2020

The suggestions taken from the SDRP prompted some significant changes to the layout including

- relocation of the kitchen and loading dock
- connection of the President Ave entry to the basement car park
- increase width of the courtyard to the east wing. This effectively moved the wing closer to Hotham House southern wall.

The SDRP concluded in the third session of 26 Feb 2020 that 'regretfully the redevelopment could not proceed satisfactorily with the retention of Hotham House'

May 2021

To consider any opportunities for retention of Hotham House we again considered options for full or partial retention. considered the retention of Hotham House. These were informed by our previous study of 15 March 2019 which excluded moving access to President Ave or north of Hotham House.



We considered moving the hospital entry close the President Ave intersection and at basement level. This was not pursued as the maximum distance between the President Ave intersection and Hotham House that could be achieved for the driveway was 40m. Preferably the clearance achieved was 37 m to give a 3m set back to Hotham House to prevent damage to the south side of the house during construction. This was not within the stipulated distances provided by ML Traffic.

Thus the only option remaining to be explored further was entry access to the south of Hotham House and then proceeding behind Hotham House. This was presented in the application with valid reasoning as to why it was not feasible.

An alternative was to demolish the bulk of Hotham House but retain the front porch and façade which would form the front of the patient drop off. This is also presented in the application with reasoning as to why it is not feasible.

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