



# Redevelopment of President Private Hospital

## SSD-10320

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Independent Planning Commission  
Stakeholder Meeting

**State Significant Acceleration**

**Infrastructure Assessments**

29 November 2022



**NSW Department of Planning  
and Environment**

# President Ave Private Hospital

## Proposal

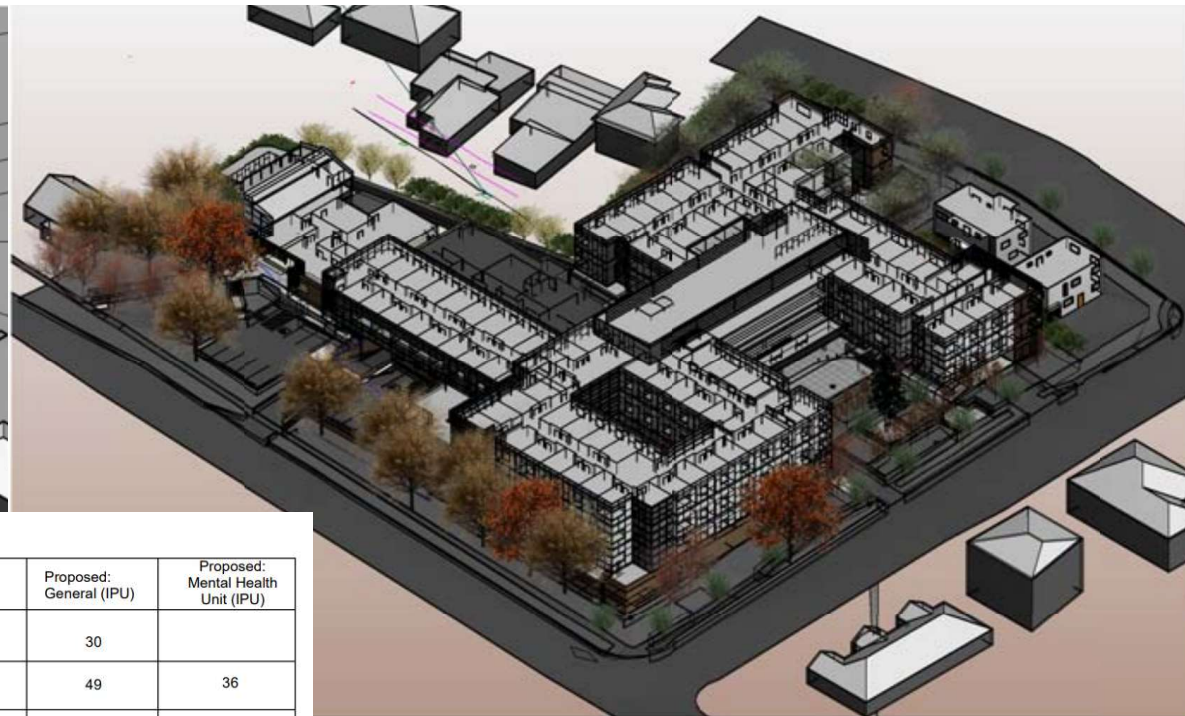
- Redevelopment and expansion of existing hospital site
- CIV \$79,000,000.
- Located in Sutherland Shire LGA, Kirrawee.
- 110 surgical and rehabilitation in-patient suites
- 72 Mental Health in-patient suites
- Outpatient, X-ray clinic and Urgent Care Centre
- Proposes the demolition of 'Hotham House' a locally listed heritage item.
- Proposes the demolition of 3 adjoining buildings and the reuse of existing operating facilities in the hospital core.
- Proposes access from President Avenue (south) and Hotham Road (east).



-  Lot 24A, DP 26995 containing Hotham House (local heritage item 1510 SLEP)
-  Proposed hospital expansion / redevelopment area







#### INPATIENT ACCOMODATION

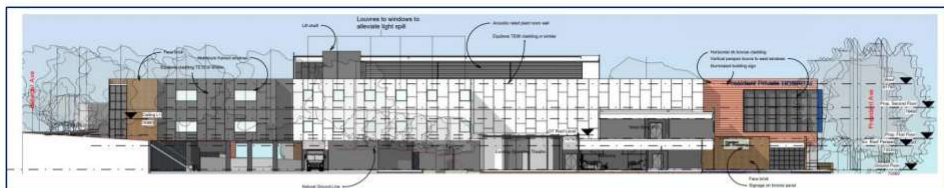
Levels	Existing	Proposed: General (IPU)	Proposed: Mental Health Unit (IPU)
<b>Ground Floor</b>	47	30	
<b>First Floor</b>		49	36
<b>Second Floor</b>		31	36
<b>Total beds</b>	47	110	72
<b>Combined total</b>	47	182	



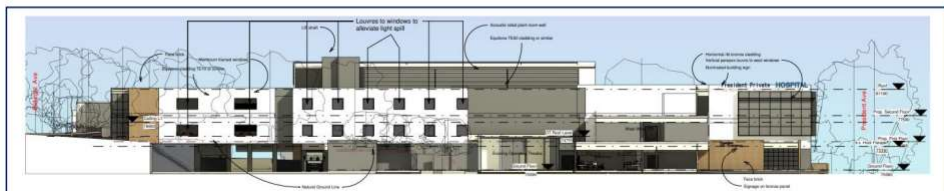
Main Drop Off and  
Entrance, Batham Rd



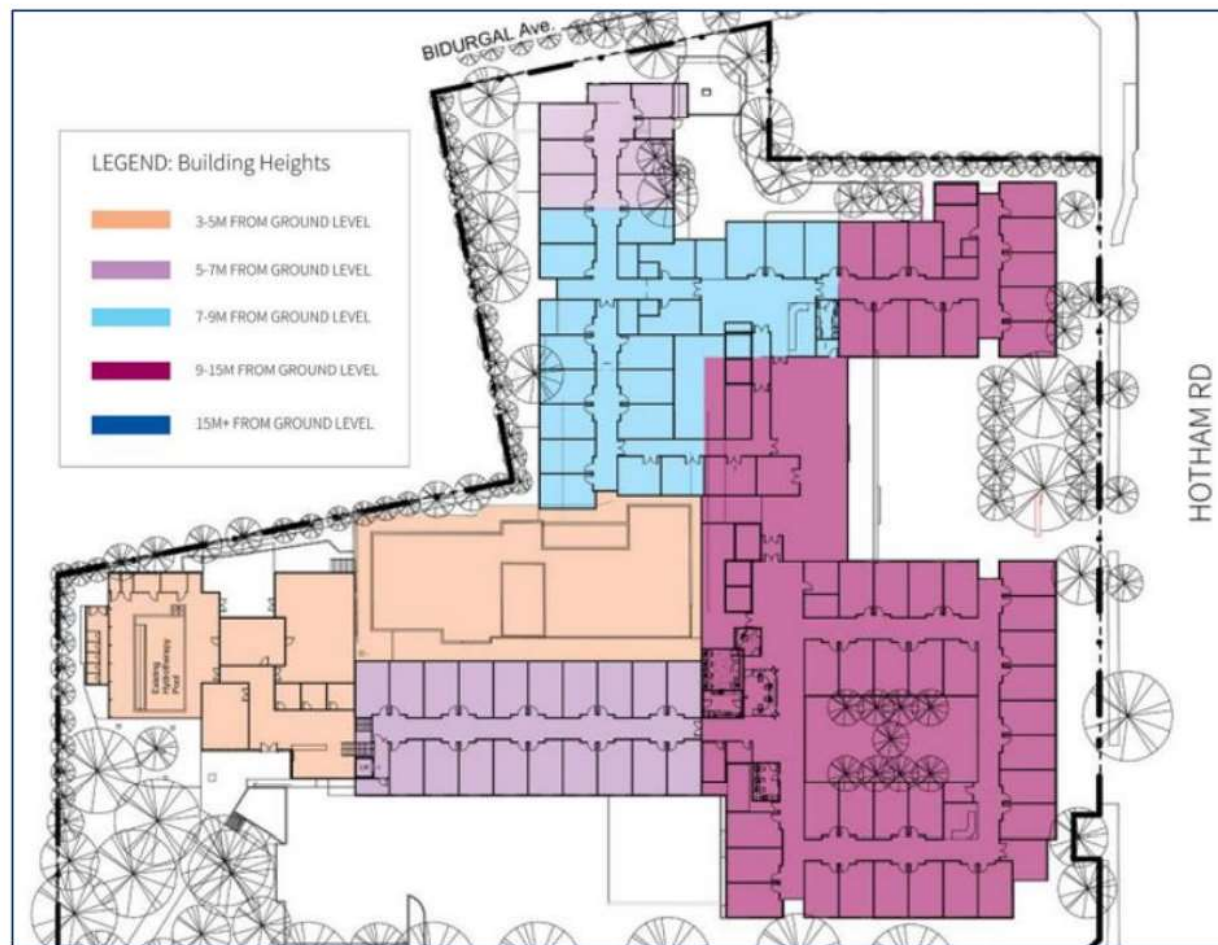




**Figure 17 | Original West Elevation (Source: EIS 2020)**



**Figure 18 | Amended West Elevation (Source: RtS 2022)**



**Figure 14 | Proposed building heights (Source: EIS, 2020)**

# Heritage



- Independent peer review confirmed that the item holds local significance
- Hotham House does not hold significance at a state or national level.
- Hotham House and garden is not the only item of its type identified in the SSLEP 2015
- Industry standard for hospital design typically adopts development around a central core
- Cook Pine to be retained as a significant element of the forecourt contributing to the interpretation



# Heritage

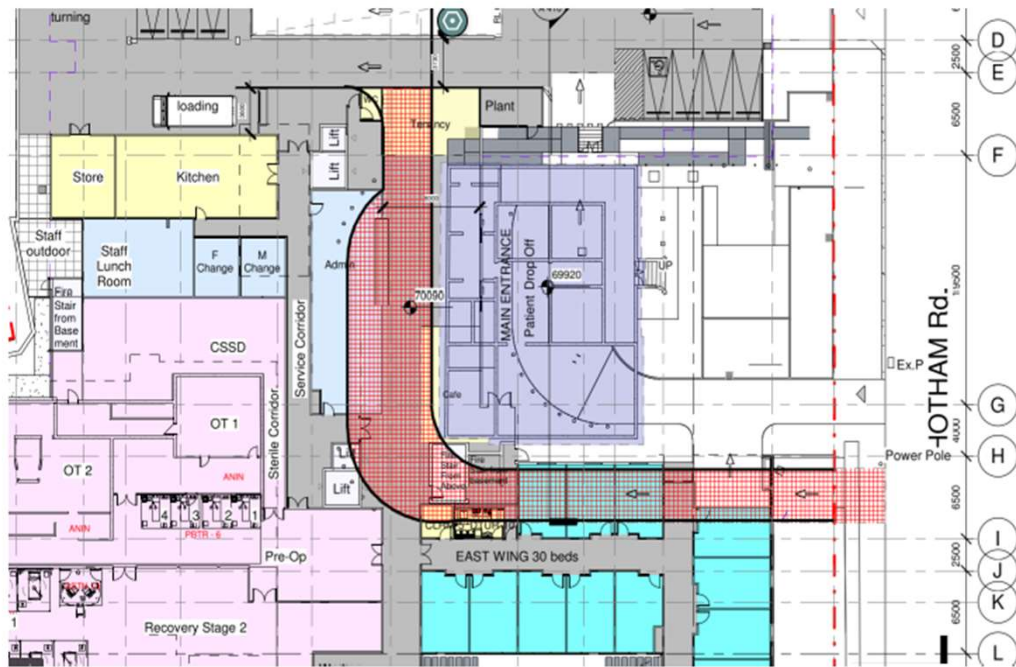


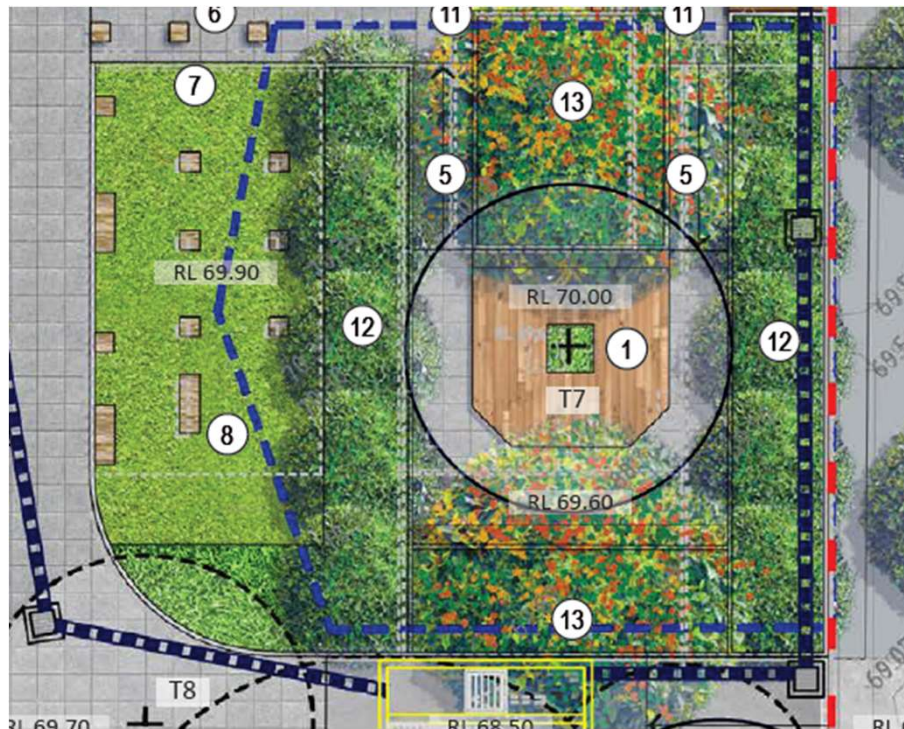
Fig 1: Ground floor plan with Hotham House and alternate driveway overlaid.

## Retention of Hotham House



Fig 2: First and second floor plans with Hotham House overlaid showing proximity of in-patient rooms and clash to patient lounge and dining room.

# Proposed Heritage Interpretation



Applicant's HIS recommendation:  
*'some original features, potentially including leadlight windows, fireplace surrounds and decorative ceilings, could be retained and adapted or displayed, in addition to interpretation panels displaying the History of Hotham Farm.'*



### **Heritage Interpretation Plan**

- B9 Prior to the issue of a construction certificate, the Applicant must submit a Heritage Interpretation Plan addressing Hotham House, to the satisfaction of the Planning Secretary. The plan must be prepared in general accordance with the recommended mitigation measures described in the Statement of Heritage Impact prepared by GBA Heritage, Rev D and dated 7 May 2021 and must:
- (a) be prepared by a suitably qualified and experienced expert;
  - (b) apply best practice measures described within the Australia ICOMOS Burra Charter;
  - (c) where appropriate, include engagement of local community artists or organisations to assist with development of the interpretation material in a culturally appropriate manner;
  - (a) include provision for naming elements within the development to acknowledge the site's heritage;
  - (d) incorporate interpretive information into the landscape design for the site;
  - (e) outline all interpretation measures to be implemented that acknowledge the heritage values of the heritage item described as 'Hotham House' – house and garden under the Sutherland Shire Local Environmental Plan 2015.
  - (f) provide for the retention of the large cook pine tree identified as T7 in the Arboricultural Impact Assessment prepared by Rennie Bros. Tree Surgeons and dated 30 November 2020;
  - (g) provide an inventory of all items to be retained and describe the construction methods to be used to prevent damage to any items selected for re-use;
  - (h) provide details of any associated physical works including any relocation of building materials into the landscaping scheme and provide updated landscape plans accordingly.

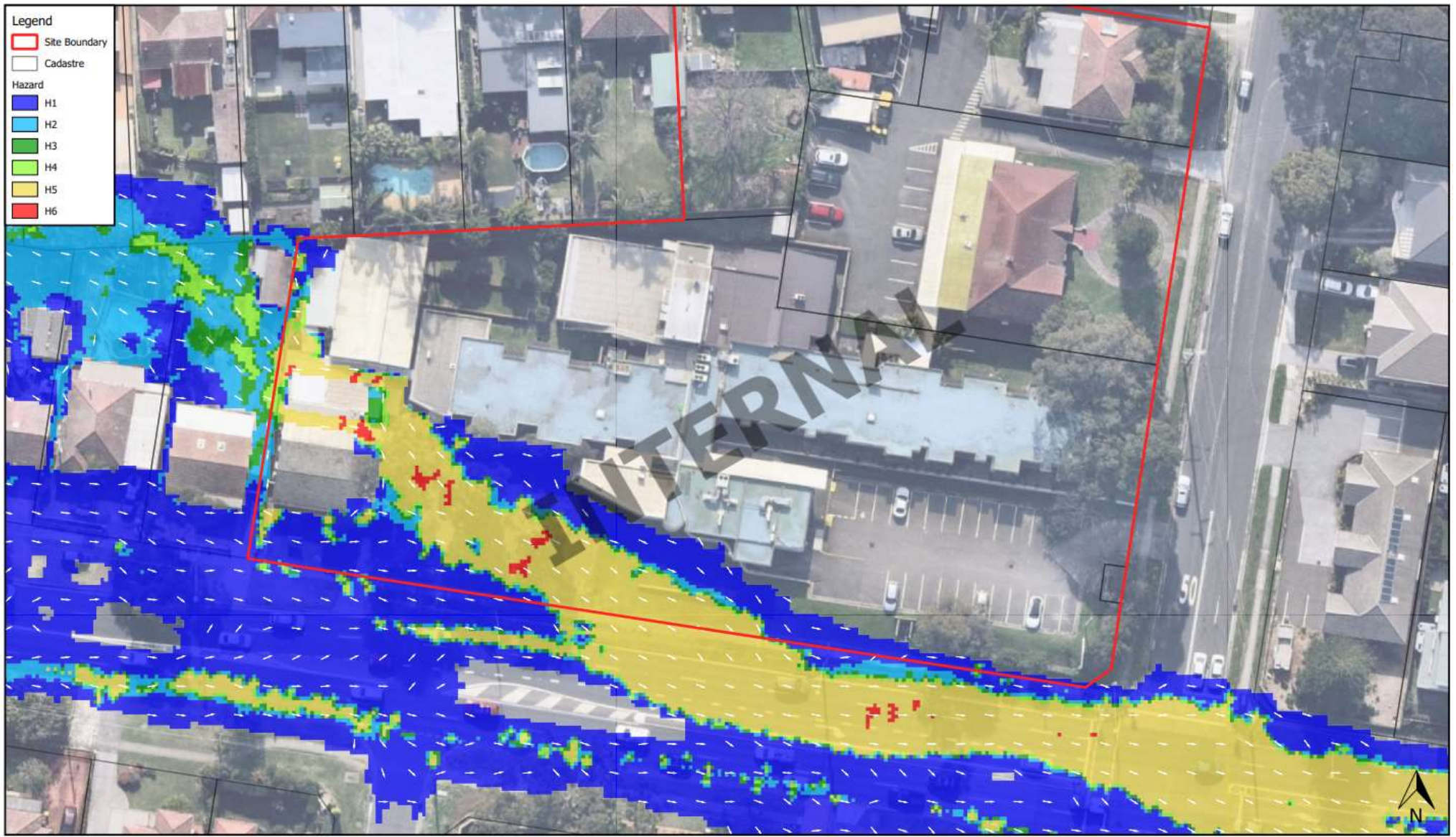
### **Heritage Photographic Archival Recording**

- C11 Prior to the commencement of construction (which includes the demolition of Hotham House), a photographic archival record of the external and internal areas of the heritage items on site and all other items of heritage significance on the site identified in the Statement of Heritage Impact prepared by GBA Heritage must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be submitted to Council, any relevant local studies collection in the locality and the Planning Secretary prior to the commencement of demolition of Hotham House.



# Drainage and Flooding

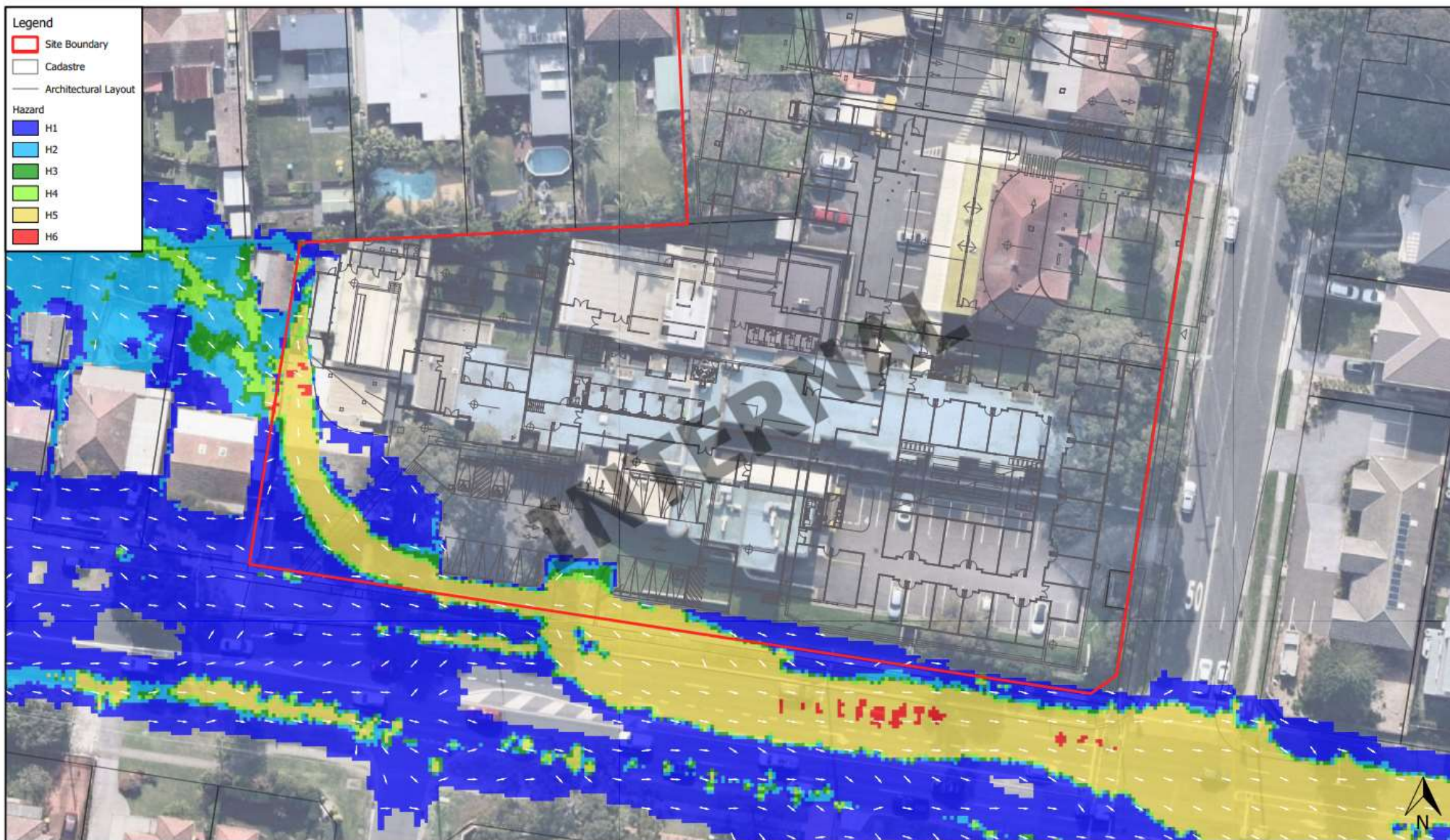
- Overland flow swale and redirection of overland flows into President Avenue
- 600mm flood proofing height – existing theatres
- Flood water/drainage infrastructure
- Offsite impacts



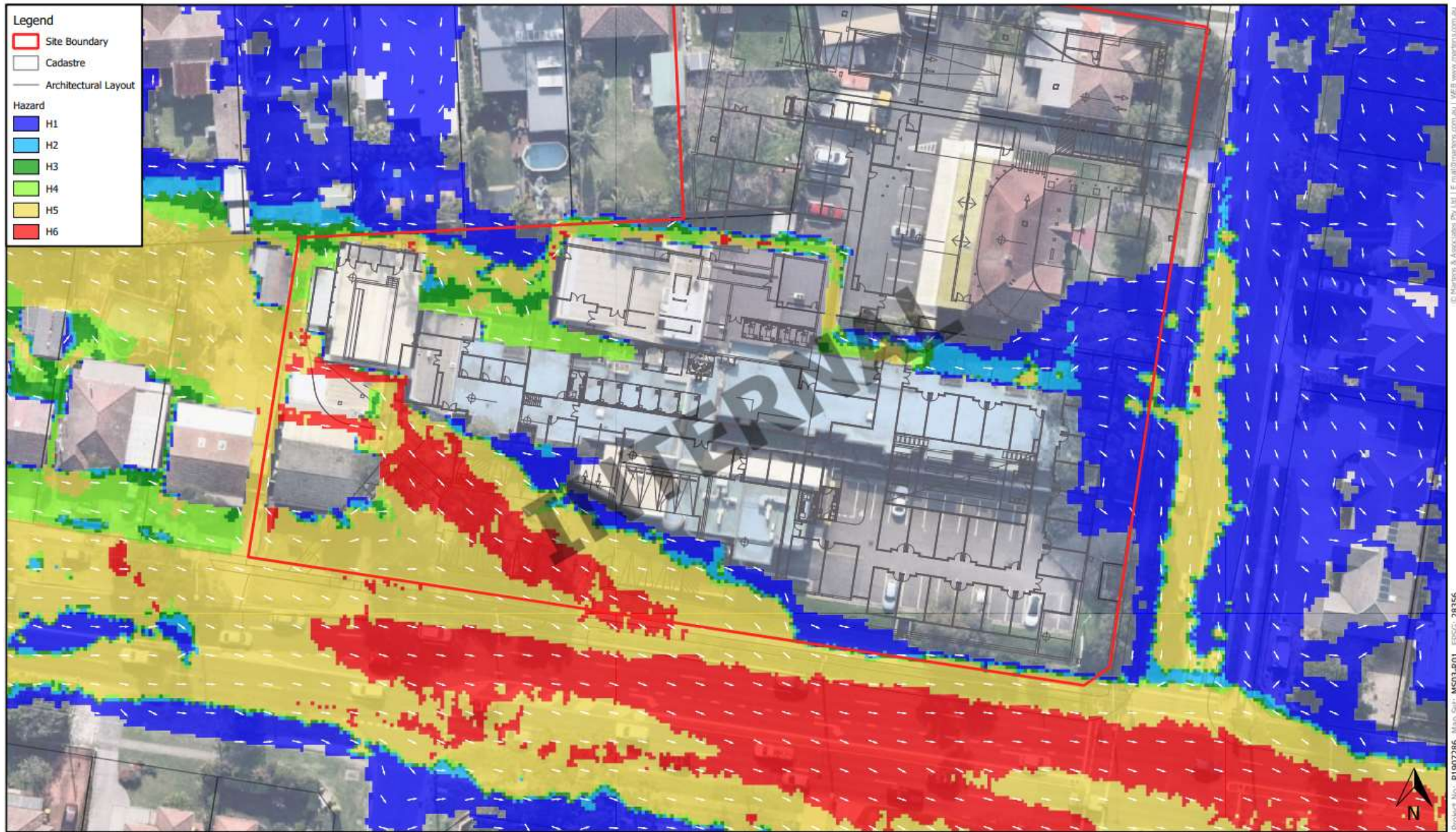
0 6 12 18 24 30 m  
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Map Title / Figure:  
1% AEP Critical Storm Duration  
Existing Condition Provisional ARR Flood Hazard Categories - (Viewport 1)

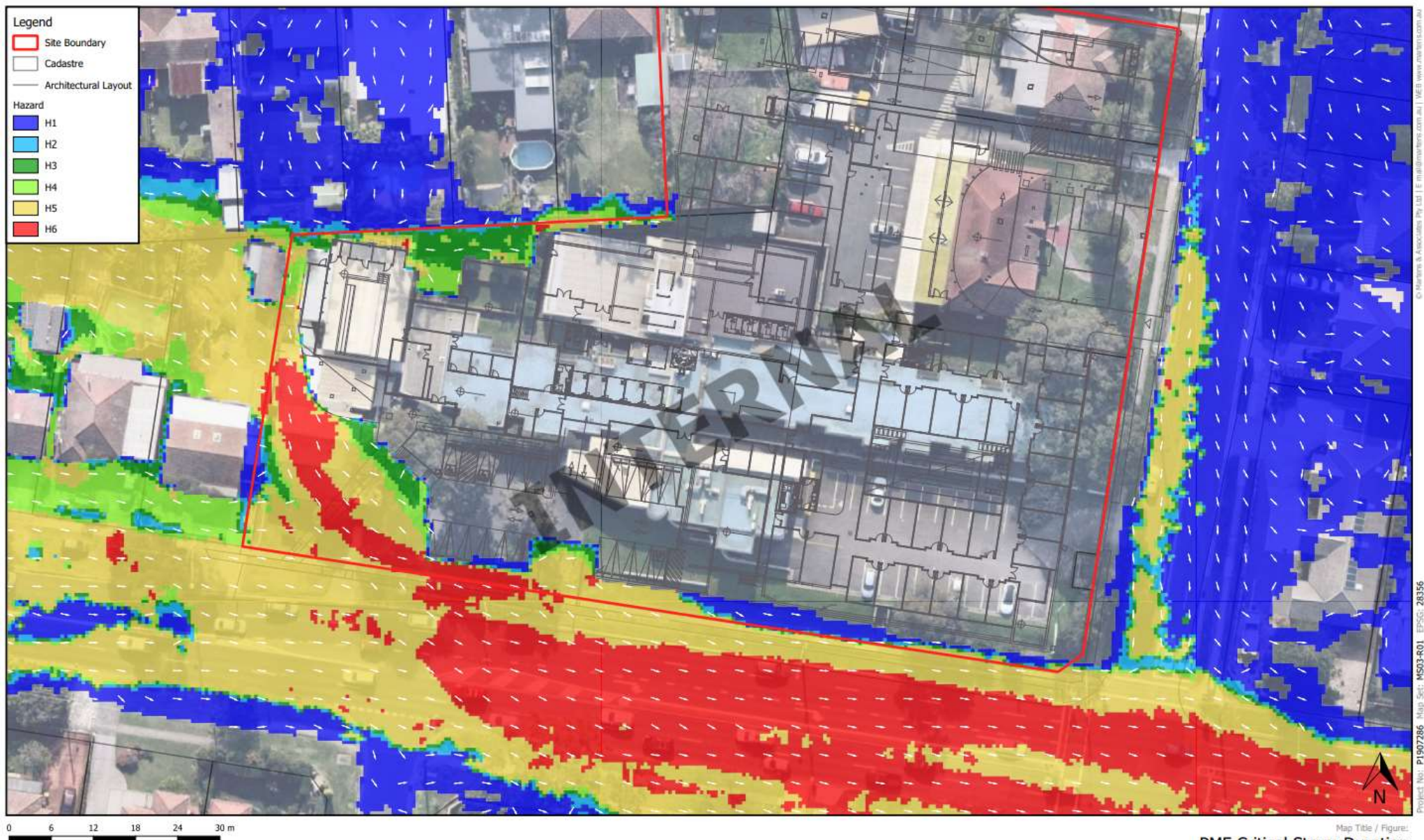




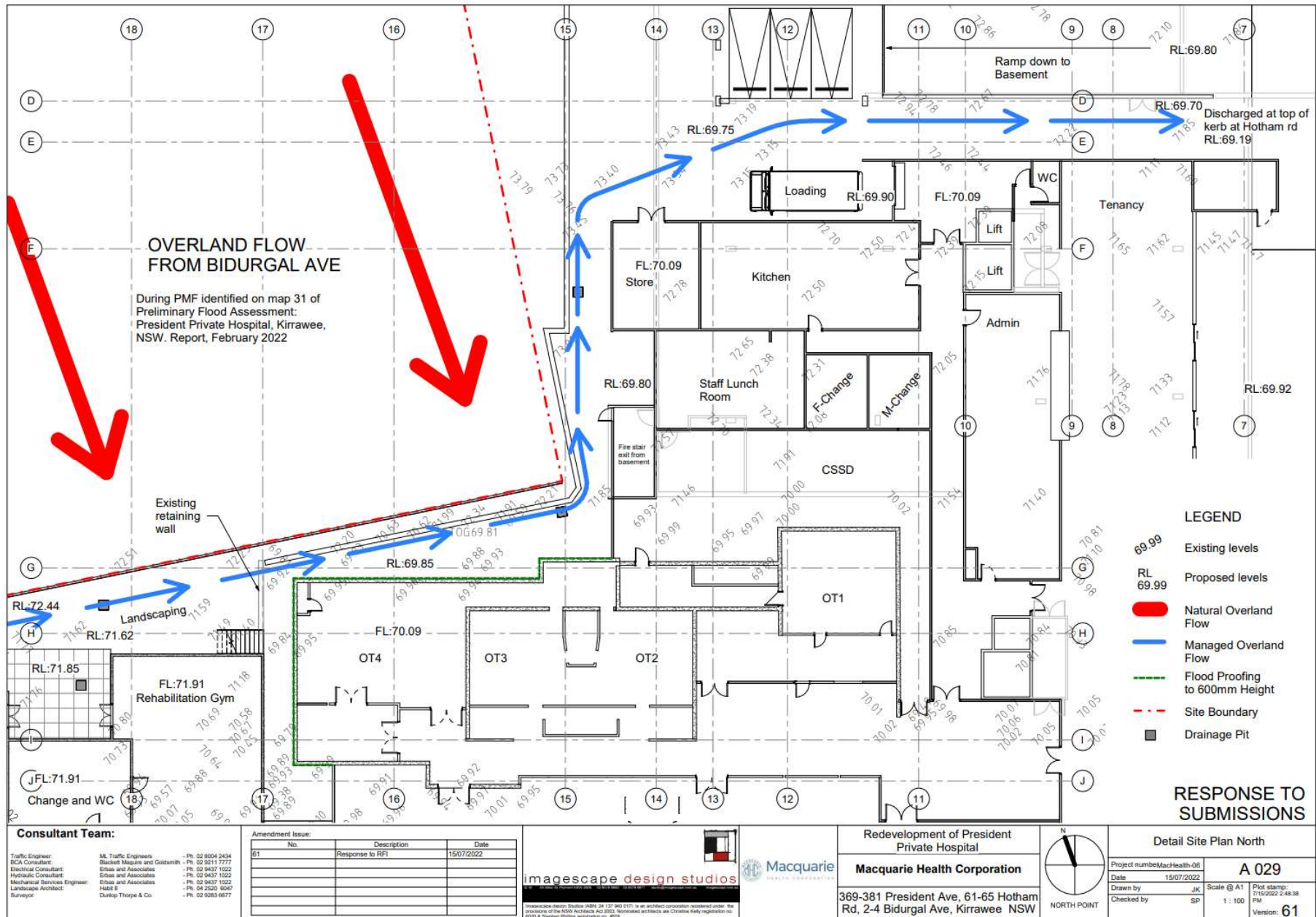














## Stormwater Management System

B2 Prior to the issue of a construction certificate, the Applicant must design an operational stormwater management system for the development, to the satisfaction of the Planning Secretary. The system must:

- (a) be designed by a suitably qualified and experienced person(s);
- (b) be in accordance with applicable Australian Standards;
- (c) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016), Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines and consideration of the Sutherland Shire 2015 Development Control Plan, Chapter 40 and Sutherland Shire Stormwater Specification 2009;
- (d) provide for an on-site stormwater detention system with adequate storage capacity to hold a 1:100 year rainfall event and with a minimum storage capacity of 57kL.
- (e) be informed by a Flood and Stormwater Impact Assessment, prepared by a suitably qualified and experienced person(s) and with consideration of the potential impacts described in the EIS, RTS and Preliminary Flood Assessment (Martens, February 2002);
- (f) be prepared in consultation with the NSW State Emergency Service noting limitations described in the NSW Floodplain Development Manual, Appendix N;
- (g) address the provisions of the Floodplain Risk Management Guidelines (EHG);
- (h) convey overland flows of water and ponding water generally in accordance with the conceptual design described in the plan titled 'Detail Site Plan North', version 61, dated 15 July 2022 and prepared by Imagescape Design Studios;
- (i) provide for a 600mm floodproofing treatment of the existing operating theatre generally in accordance with the conceptual design described in the plan titled 'Detail Site Plan North', version 61, dated 15 July 2022 and prepared by Imagescape Design Studios;

- (j) consider the need for any additional flood wall or door proofing of existing buildings as described in the EIS and additional information dated 18 July 2022 from Martens & Associates Pty Ltd (ref. P1907286JC0701).
- (k) result in all floor levels being no lower than the 1% Annual Exceedance Probability flood level plus 500mm of freeboard and all floor levels being no lower than the PMF level;
- (l) provide for an overall reduction in flood hazard across the site;
- (m) demonstrate that the proposed President Avenue driveway road level is designed to be no lower than the 1% Annual Exceedance Probability flood level plus 300mm of freeboard;
- (n) incorporate a flood warning device with audible and visual alarm systems linked by wiring or telemetry (as described in the Preliminary Flood Assessment (Martens, February 2002));
- (o) provide a suitably designed flood wall around the southern carpark, which prevents PMF level stormwater flows from entering the carpark;
- (p) demonstrate that the basement car park entrance from President Avenue has a crest level of at least 70.2AHD and prevents basement flooding;
- (q) demonstrate that all footings in the vicinity of the proposed drainage easement are suitably designed to ensure that they will not be adversely affected by stormwater or floodwater;
- (r) Consider the effectiveness of widening and increasing the length of swale with spread discharge points along its length;
- (s) demonstrate that all flood impacted buildings are designed to withstand PMF forces; and
- (t) be generally in accordance with the conceptual design as listed in the table below (and as amended by the conditions of this consent where applicable):

# Noise



- Exceedances during construction over 3 stages:
- Phase 1 – 9 months – 39dB exceedance
- Phase 2 – 10 months - 27dB exceedance
- Phase 3 – 7 months – 37dB exceedance
- Compliant during operation
- Condition for NVMP to require appropriate mitigation measures are adopted post approval



- C16 The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced noise expert;
  - (b) describe procedures to achieve the noise management levels in the *Interim Construction Noise Guideline* (DECC, 2009);
  - (c) describe procedures to achieve the vibration management levels in the *Assessing Vibrations: A Technical Guideline 2006* (EPA);
  - (d) describe measures which address the recommendations of the Noise and Vibration Assessment for Proposed Alterations and Additions to President Private Hospital dated 29 June 2020 and prepared by Acoustic Directions Pty Ltd.
  - (e) describe the measures to manage high noise generating works such as piling, in close proximity to sensitive receivers;
  - (f) include consideration of the ongoing use of President Private Hospital and describe all reasonable and feasible work practices to be implemented to achieve noise affected management level as per the *Interim Construction Noise Guideline* (DECC, 2009);
  - (g) include strategies that have been developed with the community for managing high noise generating works;
  - (h) include a complaints management system that would be implemented for the duration of construction; and
  - (i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C13.

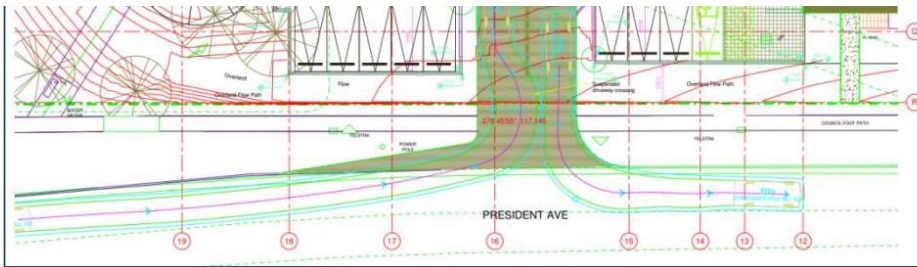
The Community Communication Strategy must:

(d) set out procedures and mechanisms:

- (i) through which the community can discuss or provide feedback to the Applicant;
- (ii) through which the Applicant will respond to enquiries or feedback from the community; and
- (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.
- (iv) to discuss construction noise impacts with all directly adjoining neighbours including sites on Hotham Road and set out any specific noise mitigation requirements.



# Traffic



- No reduction in level of service during operation
- Splayed driveway
- Conditions recommended regarding road safety and car parking

President Avenue/Hotham Road/NW Arm Road Intersection	Existing Conditions	With Development
AM Peak	B	B
PM Peak	C	C

### **Roadworks/Intersection works and Access**

- B6 Prior to the issue of a construction certificate, the Applicant must submit design plans to the satisfaction of the relevant roads authority which:
- (a) demonstrate that all proposed driveways are designed to accommodate the turning path of a 12.5m Large Rigid truck operation vehicle;
  - (b) are informed by, and incorporate the recommendations of, a Road Safety Audit of the proposed President Avenue driveway design, prepared by a suitably qualified and experienced person(s) in accordance with a Guide to Road Safety Part 6: Road Safety Audit (Austroads 2022).
- C15 The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and access, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) be prepared in consultation with Council and TfNSW;
  - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;
  - (d) detail heavy vehicle routes, access and parking arrangements;
  - (e) details of specific measures to ensure the arrival of construction vehicles to the site does not cause additional queuing on President Avenue;
  - (f) measures to prohibit construction vehicles accessing the site directly from President Avenue until such time as a new site access to President Avenue is constructed in accordance with design plans required by condition B6;
  - (g) detail measures to ensure that all construction vehicles are contained wholly within the site;
  - (h) details of the construction program and methodology and how safe and efficient site access will be maintained during construction;



### **Operational Transport and Access Management Plan (OTAMP)**

- E15 Prior to the commencement of operation or issue of occupation certificate, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council and TfNSW, and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following:
- (a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures to ensure people are able to access and leave the Site in a safe and efficient manner;
  - (b) the location of all car parking spaces on the site and their allocation (i.e. staff, visitor, accessible, emergency, etc.);
  - (c) the location and operational management procedures of the pick-up and drop-off parking located within the site, including any staff management/traffic controller arrangements;
  - (d) delivery and service vehicle access management arrangements;
  - (j) restrict the use of the loading dock to the following periods (excluding during medical or operational emergencies):
    - 7am and 6pm on Monday to Saturday, and
    - 8am and 6pm Sunday and Public Holidays
  - (e) management of approved access arrangements;
  - (f) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing parking from President Avenue; and
  - (g) a monitoring and review program.

