

19 June 2023

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MidCoast Council
PO Box 482
Taree 2430

Attention: Benjamin Lim-Cooper

Dear Benjamin,

Response to Request for Additional Information (RFI) 2 Potoroo Drive Taree NSW 2430

1 Introduction

Reference is made to DA2022/0943 for proposed Alterations and Additions to Mayo Private Hospital. Following the Hunter & Central Coast Regional Planning Panel (RRP) Briefing which was held on the 8 February 2023 and receipt of meeting minutes from the RPP, further information is requested. A further meeting to discuss options was also held on the 4th April 2023.

In response to the comments made by the RPP, design changes have been made to the proposal, and are summarised in Section 2, with the RFI items addressed specifically within Section 3.

2 Amendments to Development Application

The key issues raised by the RPP included comments relating to the presentation of the built form to the front setback, the interface of the works to the southern future boundary and tree removal.

Based on the input received from the RRP, significant amendments have been made to the western expansion area to enhance the frontage presentation to the west and minimise potential interface and character impacts. The amended Architectural Plans (refer to Enclosure A).

Particular focus has been made to the interface of the building to the closest point on the splayed frontage. The original design also included high retaining walls to this closest point, which have been tiered to reduce visual prominence. In addition, the concerns of the RPP, in relation to the southern extent of the proposed built form have been considered, and an undercroft carparking area is now proposed to enable a generous setback to the southern future boundary, as well as the road setback. This amendment has facilitated more substantial landscaping at the interfaces to the street and future southern allotment.

The proposed changes are highlighted in red clouding on the plans enclosed and detailed below:

General

- Increased lower ground floor front setback from 6.849m to 7.256m;
- Increased first floor front setback from 2.725m to 7.319m;
- Increased predominant setback to future southern boundary from approximately 0.6m to 5.5m;
- Increased carpark setback (south-western corner), from 0.6m to 5.2m
- Increased front setbacks to retaining wall, from 0m to 1.2m;
- Additional survey work undertaken to clearly demonstrate changes to levels and tree removal/retention;
- Retention of two additional trees achieved through increased setback to future southern boundary;
- Widening and stepping of front planter boxes to increase landscaping to screen the elevation transition from street to building;
- Reconfiguration of pedestrian path around the lower ground floor expansion building to increase landscaped area and setback from site boundary;
- Reconfiguration of proposed western car park area including:
 - Relocation of eleven (11) car parks from southern boundary to new space under building expansion and park east of ramp;
 - Relocation of accessible parking space to new space under building expansion with former space converted to two (2) parking space;
 - Relocation one (1) car parking space at exit crossover to next to proposed maintenance room;
- Other minor reconfigurations to facilitate proposed amendments.

Lower Ground Floor

- Removal of southern group room area (including two (2) Group/Art, family room, an INT support room, three (3) group rooms, and a breakout space);
- Reconfiguration of entry lobby to provide revised reception, office, INT Support room, and wait area;
- Replacement of four (4) consultation rooms and with two (2) larger consultation rooms and a breakout space;
- Addition of four (4) consultation rooms with separate lobby/wait area;
- Minor reconfiguration of two (2) wait areas to provide two (2) reception desks and an office;

Ground Floor

- Relocation of two (2) patient rooms from next to the previously proposed terrace to the eastern portion of the wing;
- Removal of terrace area;

The amendments result in changes to the proposed floor area. The total GFA proposed will reduce by 621m² from 9,309m² to 8,688m². See Table 1 for breakdown.

Table 1 Proposed Changes to GFA

	Existing	Proposed	Total Proposed
Lodgement Application	6,365m ²	2,944m ²	9,309m ²
Amended Application	6,365m ²	2,323m ²	8,688m ²

Alongside the Amended Architectural Plans submitted, Civil Engineering Plans, and amended Landscape Plans which reflect the amendments have also been provided enclosed (Enclosure B and C).

3 RFI Response Items

Council Comment:

1. In relation to the existing subdivision consent the Panel want to understand the relationship between the existing approval and proposed works under this DA. Will it be surrendered, what was actually approved and whether it needs to be amended and any conditions that may or may not be relevant and impact upon the current proposal?

Response:

The purpose of the subdivision approved under DA610/2009/DA is to provide respective lots for the existing hospital, medical centre, and specialist medical centre. A fourth larger lot is created which contains the undeveloped southern portion of the site. This area is to be owned by the proponent Healthe Care, with no plans to develop the lot further at this stage.

The approved subdivision lots have been overlaid upon the current proposed site plan, see Figure 1. The overlay clearly shows how the subdivision will create lots associated with existing buildings on the site. No alterations to the subdivision will be required as a result of the proposed development.

In relation to the modification currently being considered by the Council, further clarification of this modification has been received from Council, and it is understood that this modification is seeking to clarify which Stage of the subdivision triggers the need to undertake building upgrade works to the existing Medical Centre, and does not include any change to the subdivision layout. The modification relates to condition 10, which states:

Stage 1A – Lot 104 & Residue Lot

The following conditions apply to Stage 1A of the development.

Condition No. 10.

External walls, gable fascia in fill and eaves of the existing medical centre (proposed Lot 2) less than 1.5m from the proposed property boundary (with the exception of the existing steel framed covered walkway awning) are to be provided with a suitable fire rated construction achieving a minimum of 90/90/90 Fire Resistance Level (measured on the outside of the wall or element). External walls, gable fascia infill and eaves between 1.5m and less than 3m of the proposed boundary are to achieve a minimum of 60/60/60 Fire Resistance Level.

Full details on proposed method of construction are to be provided to prior to issue of a Construction Certificate.

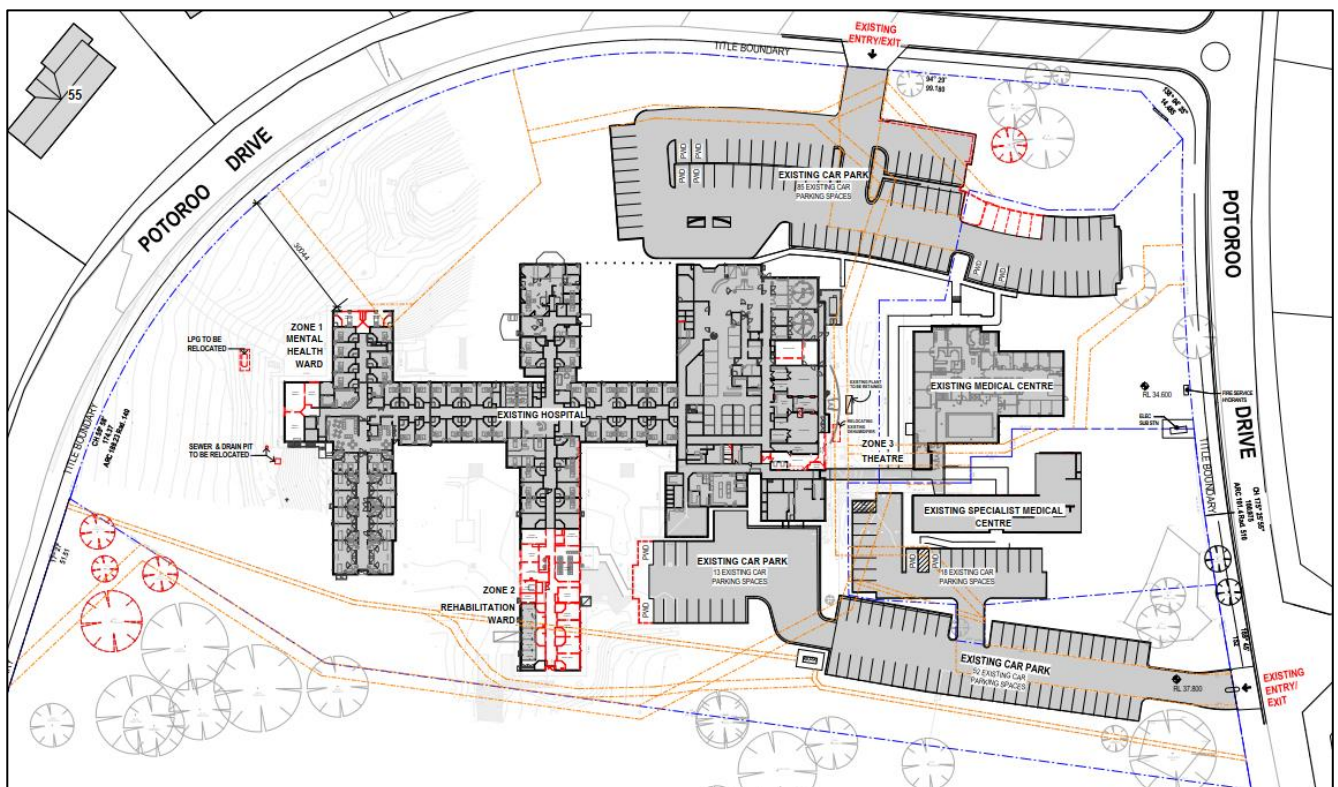
The proposed modification seeks to move this requirement from Stage 1A of the consent to Stage 1B. No other modification is sought to the consent.

A copy of the approved subdivision and associated consent has been provided at Appendix E.

Figure 1 Approved Subdivision



Figure 2 Approved Subdivision Overlay



It is noted that the amendments made as part of this RFI response have also resulted in a much larger setback to the future southern boundary of the site, increasing from predominantly 0.6m to 5.5m. Accordingly, notwithstanding that future lot 104 will remain in ownership of HealtheCare, that the additional setback will enable an appropriate interface in the future should the land be developed. However, the future lot 104 remains zoned SP2 Health Services Facilities, and accordingly would not create a future interface to any residential or rural uses.

Council Comment:

2. The interface between the development, the streetscape and the surrounding rural residential houses needs to be understood. The location of the car parking and any proposed landscaping on the site will be important and this needs to be demonstrated through the provision of detailed cross sections.

3. The Panel noted the proposed setback to the street of 2.7m and questioned the appropriateness of this in a semi-rural area.

4. The Panel will consider the proposed development in relation to the context and balance of the site – particularly the interface with the carpark and what is proposed as the balance of the site under current approvals.

Response:

The development has been amended in response to concerns raised regarding interface with the surrounding rural residential style development adjacent to the development across Potoroo Road. To aid in the amended design, a further detailed survey has been undertaken for the western car park area and is provided at Appendix D. The additional survey work has enabled clearer demonstration that the levels between the development are and the future boundary with proposed Lot 104 will have minimal grade changes.

It is noted that the R5 zone provides transition between rural and urban zones, with the subject area providing a transition between the southern RU1 Primary Production zone to the northern R1 General Residential zone and western Employment area supported by a RE1 Public Recreation buffer. Under the Greater Taree Development Control Plan (DCP) 2010, the R5 Large Lot Residential area has a prescribed minimum boundary setback requirement of 10m with provision for reduced setback with appropriate justification.

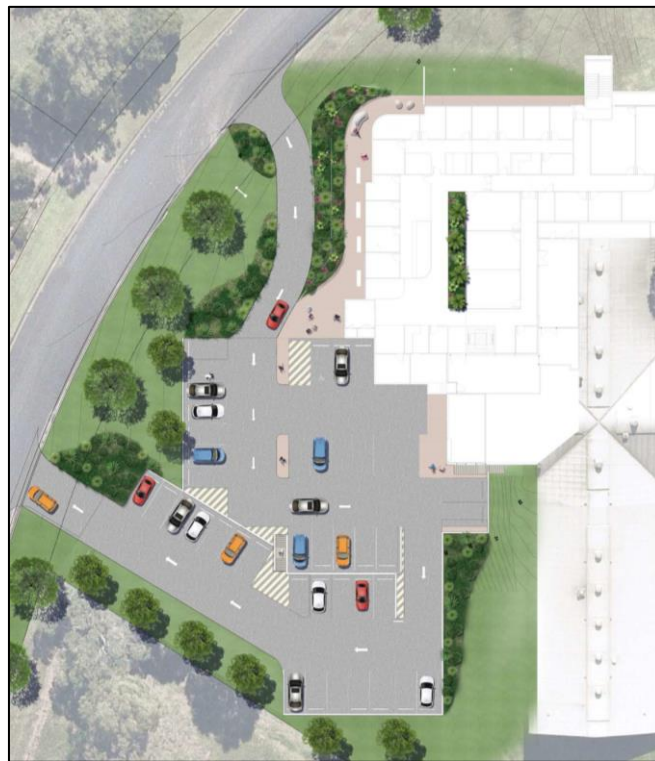
As discussed within Section 2, the amended development includes a number of measures to improve the interface and presentation to the surrounding residential development including alterations to the building and ground floor terrace to increase building setback, revision to the proposed front retaining walls to a stepped design including planter beds for each level, and alterations to the car park to increase setback of hard surfaces provide further opportunities for landscaping. A render of the amended presentation has been provided at **Figure 3**.

Figure 3 Render of North West Presentation



Figure 4 provides an overview of the amended front setback presentation. Refer to Appendix A for amended Architectural Plans and Appendix C for amended Landscape Plans.

Figure 4 Proposed Landscaping within front setback



The amended development provides increased building setbacks to the northwestern boundary. The lower ground level provides a minimum 7.256m setback whilst the ground level provides a 6.387m setback. However, based on an analysis of the exceedance, only minor protrusions are located within the setback area formed via articulation of the corner element. The articulation service to reduce the bulk presented to the corner and enhances the design of the building through architectural design. **Figure 5** and **Figure 6** demonstrate the building setback utilising the 10m setback for R5 Large Lot Residential zone applicable to the surrounding area.

Figure 5 10m Setback Comparison – Lower Ground Level

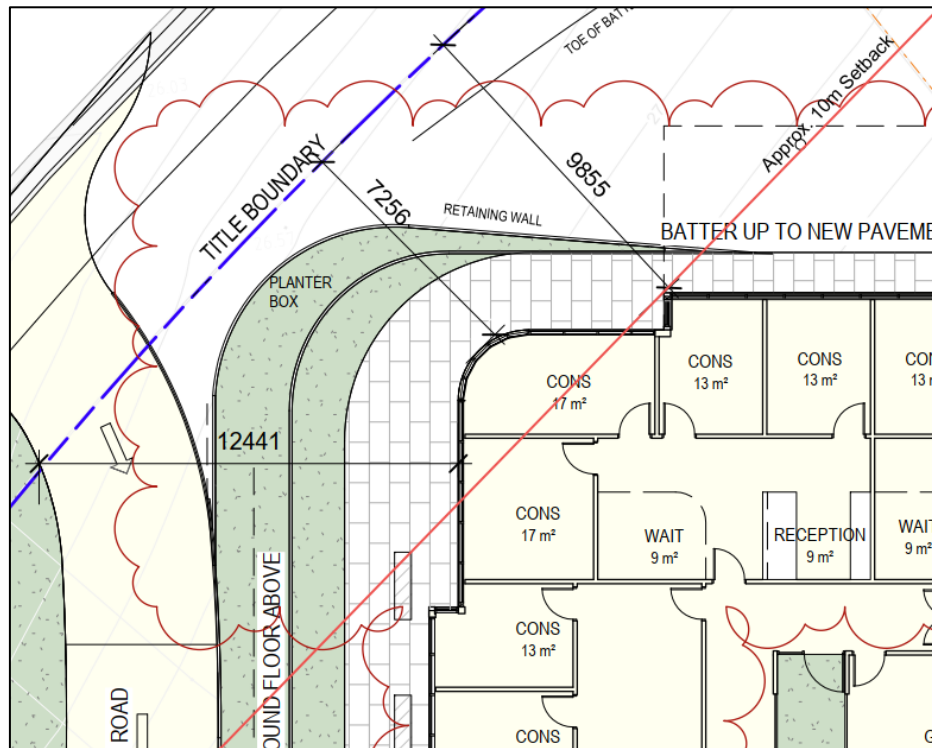
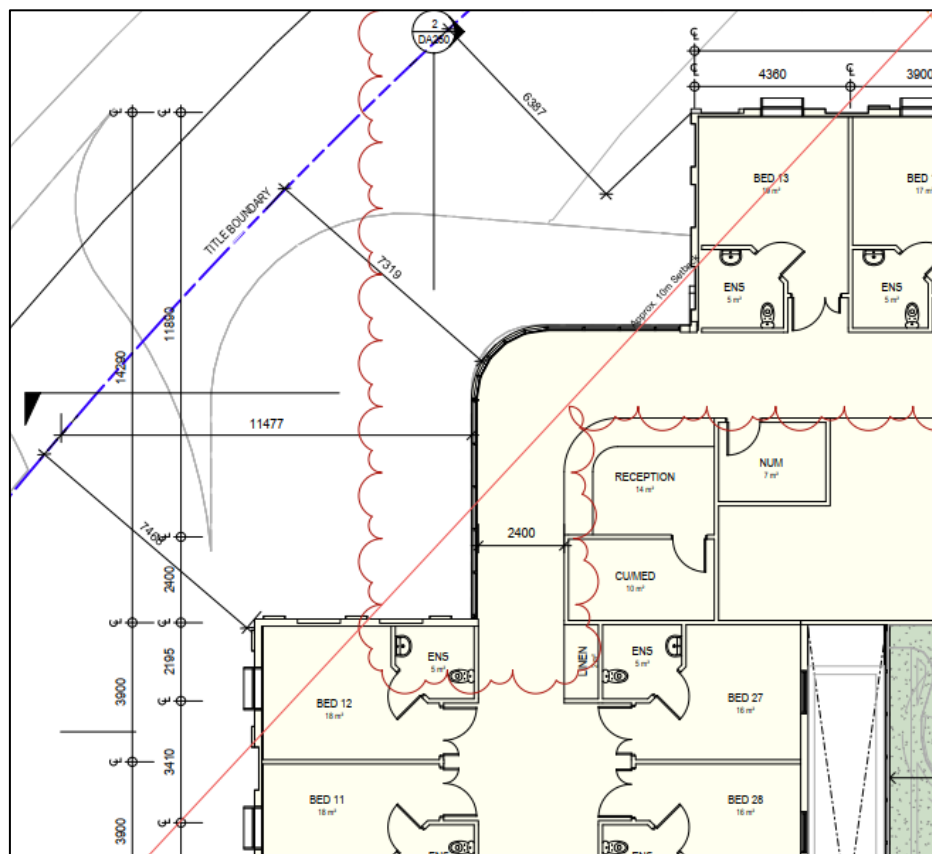


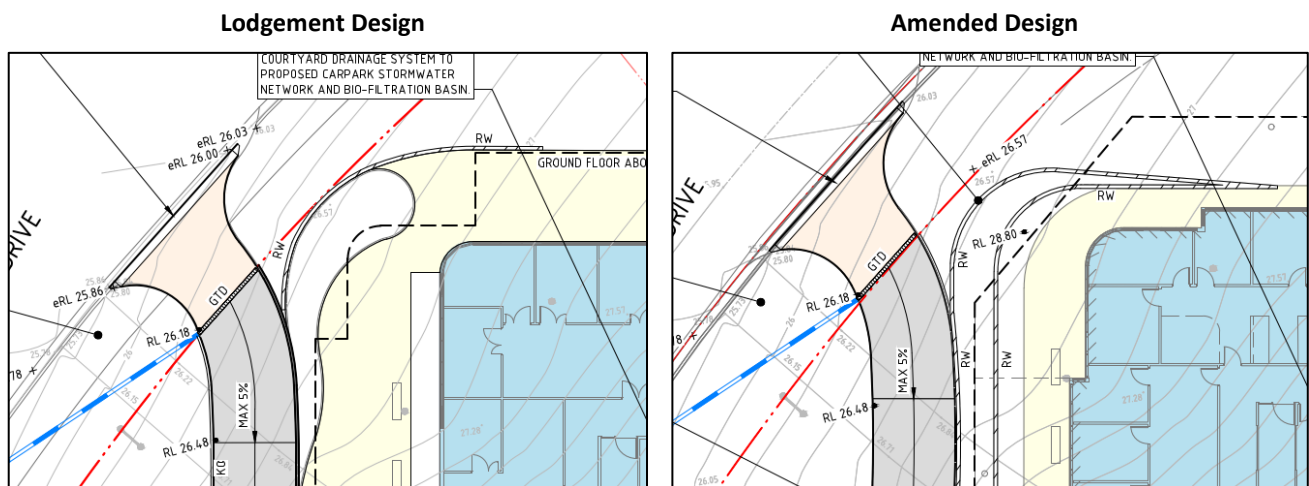
Figure 6 10m Setback Comparison – Ground Level



As demonstrated in Figure 5 and 6, the amended proposed presents only minor intrusions into the 10m setback area, as a result of the irregular splayed frontage. In the context of the length of the overall frontage, which is unusually substantive (over 400m in length for the existing hospital footprint, and over 750m for the pre-subdivision allotment), this is achieving an acceptable impact.

In addition to the building elements forward of the building, notably the retaining wall and car parking, were raised as a concern in terms of the visual impact of the built form to the street. The original design included a retaining wall at the frontage, being circa 2 metres high. The revised design has tiered retaining, and achieved a setback to the bottom tier of 1.2 metres. This has significantly reduced the visual impact of the retaining, the stepped retaining walls are provided at 1.2m, 3.1m, and 4.8m setbacks from the boundary with landscaping proposed within planting beds at each step. Refer to **Figure 7** for comparison of the retaining wall at lodgement and the amended design.

Figure 7 Comparison of Retaining Walls – Lodgement and Amended Designs



The amended application has expanded the landscaping in this area and implemented a stepping to the retaining walls to provide greening of the elevation and providing screening to the hard surfaces, see **Figure 8**. Amended Landscape Plans to include detail of the landscape design of the retaining walls has been provided enclosed at Appendix C.

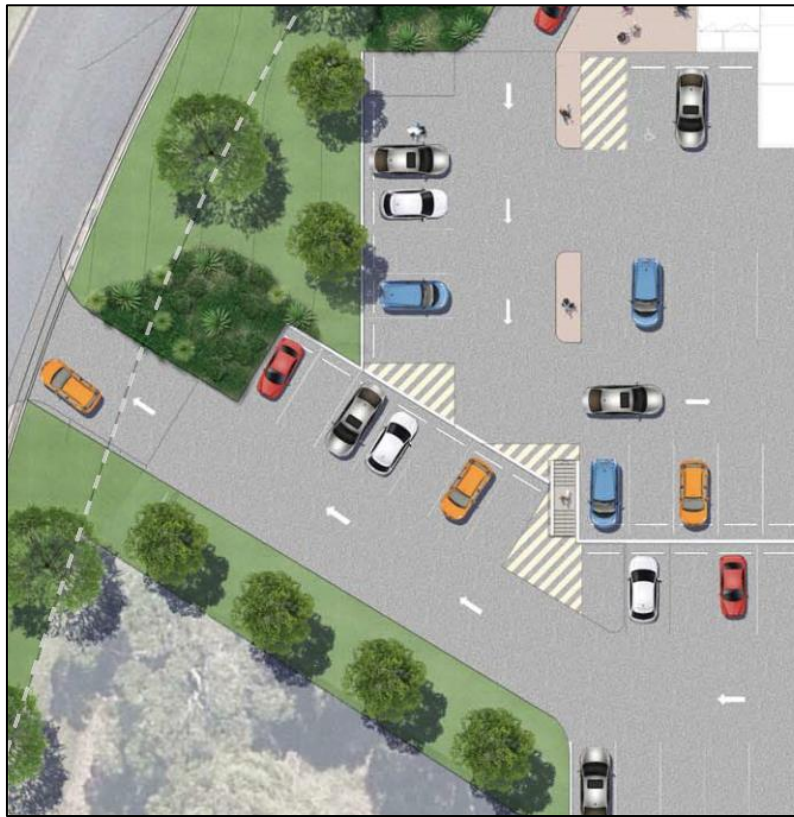
Figure 8 Proposed stepped retaining wall with landscaping



Further setbacks have been provided for the car park interface with the street. The two parks closest to the boundary at the exit crossover have been removed and replaced with landscaping improving interface whilst the row of car parking adjoining the southern boundary of the hospital have been moved. This facilitates additional landscaping to provide a level of screening and integration of the development with the surrounding area. These changes to the car park have been undertaken in direct response to input received from the 4 April 2023 meeting discussing options and outcomes.

The amended landscaping utilises a mix of street trees and boundary planting to provide a forward screen to elevated elements. Lower laying plantings are proposed around the retaining walls within the car park area to provide a level of integration of the hard elements into the presentation. Figure 4 and 9 shows the amendments and treatment of the proposed car park and exit crossover.

Figure 9 Car Park Presentation



A comprehensive and coordinated approach has been taken to better interface the proposed expansion with the surrounding area whilst enabling enhancement of the existing hospital via needed upgrades. With the amended elements implemented, the proposed development is considered to provide a suitable presentation to the surrounding area whilst providing needed services for the broader community.

Council Comment:

5. The Panel note the adjacent aged care facility and existing site amenity given the size of the site.

Response:

The nearby aged care facility holds frontage to Wingham Road and has a different site context to the Mayo Private hospital. The front setback of the Aged Care Facility accommodates a mapped watercourse requiring a generous setback, which is out-of-character noting nearby residential development hold reduced setbacks.

Council Comment:

6. If not already provided a detailed landscape plan should be required.

Response:

A landscape plan was submitted with the original proposal. An amended landscape plan incorporating the new design elements in response to the items raised has been provided enclosed. The updated landscape plan is enclosed at Appendix C.

Council Comment:

7. It is noted that any substation/s should be specifically noted on plans and located to provide clear access and to make sure they are isolated, protected and landscaped appropriately.

Response:

Easements benefitting Essential Energy have been shown on the amended plans including the electrical kiosk on the southern portion of the site. The existing substation located on the eastern boundary is unimpacted by the proposed development. Access to both electrical assets and easements is maintained via existing arrangements.

4 Conclusion

As noted above, significant design work has been undertaken to address the matters raised by the RPP, and has resulted in an improved outcome and impact to surrounding properties and the streetscape. As detailed in Appendix F, the amended design has facilitated larger setbacks and improved landscape outcomes.

The proposed alterations and additions at the existing Mayo Private Hospital located at 2 Potoroo Drive, Taree will provide well-designed, modern facilities compliant with relevant environmental standards and guidelines. The proposed development aims to enhance the existing hospitals capacity and services to better facilitate existing and future demands. The proposal represents an opportunity to enhance the existing health services on the site by expanding the existing building. The development will contribute further economic investment in the Taree area providing enhanced health services and employment opportunities.

Should you have any questions please do not hesitate to contact the undersigned on (02) 4037 3200.

Yours sincerely,



Kale Langford
Project Consultant - Planning

Checked/ Authorised by: MT

Enclosures:

Appendix A – Amended Architectural Plans
Appendix B – Amended Civil Engineering Plans
Appendix C – Amended Landscape Plans
Appendix D – Survey Plan
Appendix E – Subdivision Approval Documentation
Appendix F – Comparison