

# The Hills Clinic



global **environmental** and **advisory** solutions



**Aurora** SLR 

# Details

Applicant: Aurora Healthcare Australia Pty Ltd C/- SLR Consulting

Developer: Aurora Healthcare Australia Pty Ltd

Owner: Northwest Healthcare Australian Property Proprietary Limited

Proposal: Extension of Existing Health Services Facility

# The Hills Clinic

## Specialties

We have a range of specialised programs, treatment options and mental health professionals who can help.



### Addictive Disorders

Addiction and mental health concerns often go hand-in-hand. Our experienced team provides evidence-based treatment and progra...



### Anxiety

We provide evidence-based treatment to help you manage your anxiety, and get well....



### Post-Traumatic Stress Disorder (PTSD)

Access our day patient treatment for PTSD...



### Young Adult Mental Health/Parenting Program

The Hills Clinic Private Hospital is one of the few private services in Australia that offer specialist treatment for Young A...



### Borderline Personality Disorder

For patients diagnosed with Borderline Personality Disorder, our programs help to control and manage intense, unstable moods,...



### Depression

Depression affects your ability to cope with physiological, genetic, psychological, social and demographic circumstances. In...



### Parents and Carers Relationship Education Course

Developed to help parents and carers understand and respond to young adults (13 - 25 years) who may have/or are currently exp...



### Neurostimulation

The Hills Clinic has accredited Clinicians who administer Repetitive Transcranial Magnetic Stimulation....



# The Site



- 6 McCausland Place, Kellyville NSW 2155 (Lot 1 DP 1273532)
- Site area = 4,338m<sup>2</sup>
- Zone R3 – Medium Density Residential zone
- DA 1895/2022/LA – House Demolition & Associated Remediation
- McCausland Place Road Closure (2/2022/RC)

# Street View (Source: Google Maps)





# The Proposal

- Extension to existing The Hills Clinic
- Stage 1 of New Mental Health Facility
  - Basement car park for 64 spaces, services and temporary waste storage area
  - 1<sup>st</sup> level 30 bed ward, 2 group rooms and amenities
  - 2<sup>nd</sup> level 30 bed ward, 2 group rooms and amenities
  - 3<sup>rd</sup> level gym/yoga room, 3 group rooms and terrace

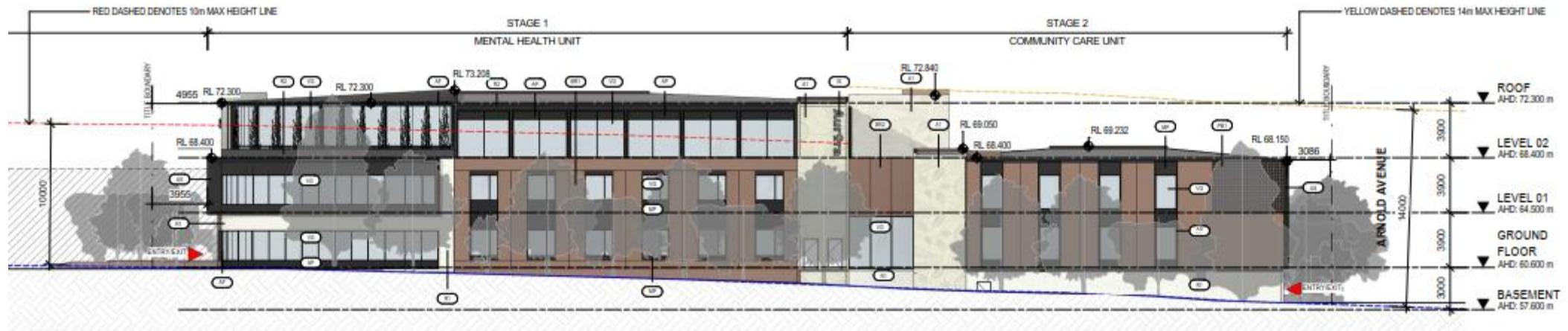


# Site Plan



# Staging

- Stage 1 Mental Health Unit
- Stage 2 Community Care Unit (Future DA)
- Stage 3 Linkway (Future DA)





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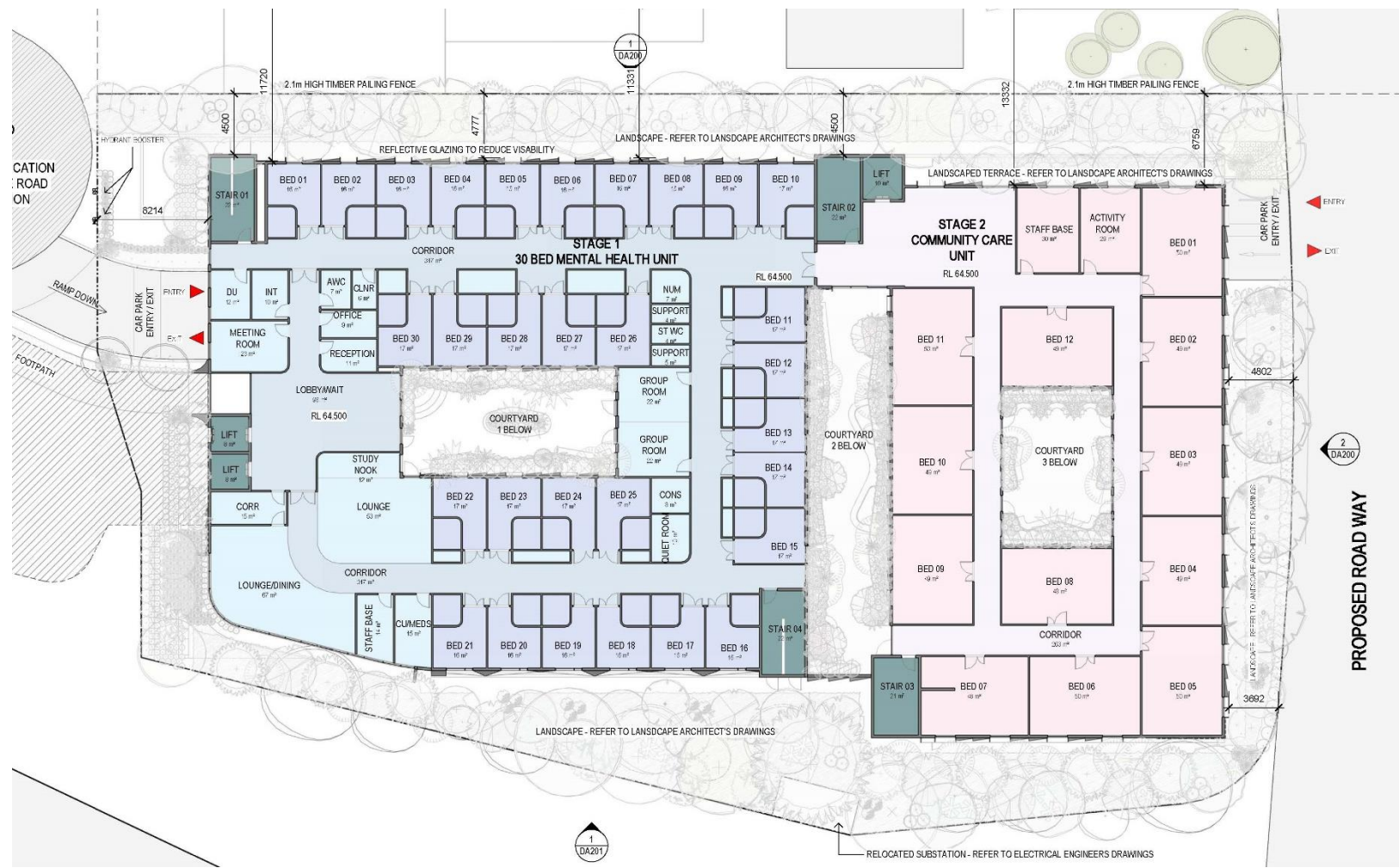


# Ground Floor Plan





# Level 1 Floor Plan





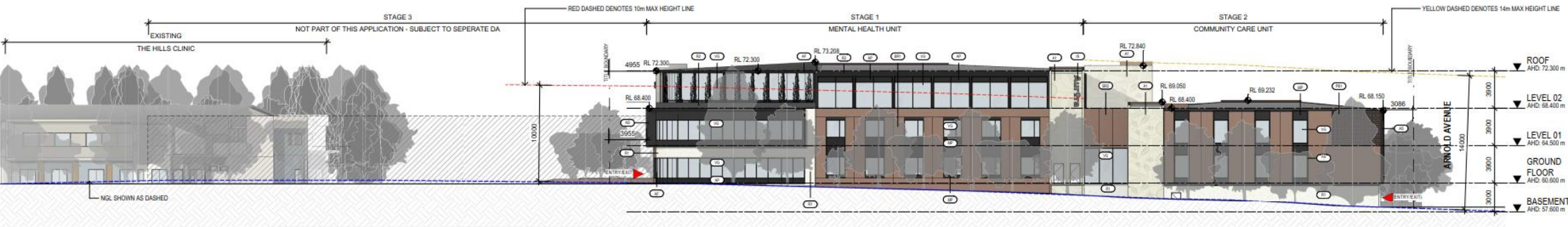
# Level 2 Floor Plan



# Elevations



1 ELEVATION  
DA101 / NORTH ELEVATION  
1:200



1 ELEVATION  
DA101 / SOUTH ELEVATION  
1:200

# Specialist Reports

- Architectural Plans
- Landscape Plans
- Civil Engineering Plans
- Traffic Impact Assessment
- Acoustic Report
- Waste Management Plan
- Capital Investment Value Report
- Statement of Environmental Effects
- BCA Report



# Community Consultation and Exhibition

- Notification Period 16/8/2022 – 6/9/2022
- 9 submissions received
  - 8 objections
  - 1 support

## Items Raised During Exhibition

Increased traffic and parking

Acoustic Impacts

Bulk and Scale

Existing Residential Character of the Area

# Issues for Further Consideration – Compliance

- Height of Buildings
  - Under The Hills LEP 2019, the site has an adopted height limit (HOB) of 10 metres, with a 14m HOB in the south eastern corner of the site.
  - The height of the proposed new floor is 14.18m, which varies the development standard by 4.18m or 41%.
- Floor Space Ratio
  - Under The Hills LEP 2019, the majority of the site has not adopted a Floor Space Ratio limit (FSR), with the south eastern corner of the site having a maximum FSR of 1:1.
  - A 4.6 Variation Request was lodged with the DA, providing context for future Stage 2.

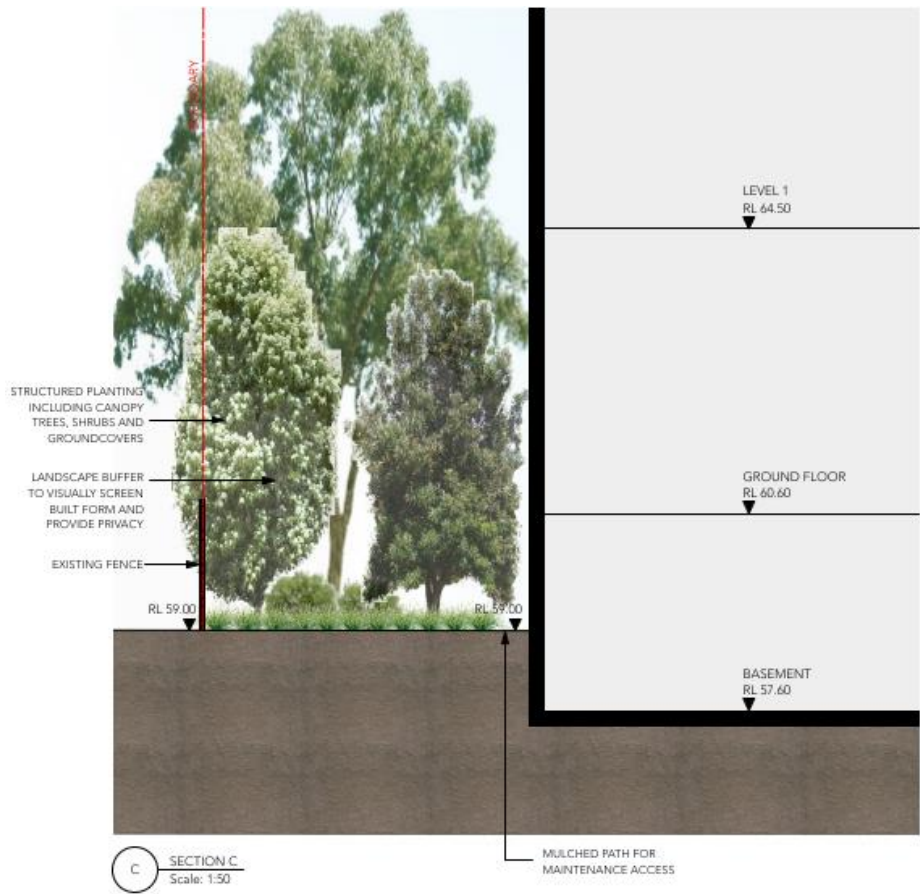
# Proposed Development – Car Park Compliance

- Under The Hills DCP (2012) the proposal is required to provide the following car parking requirements:
  - Hospital - 1 car space per 2 beds for visitors; plus 1 space per 1.5 staff/resident doctors; plus 1 space per 2.5 visiting medical officers.
  - First Principles parking assessment undertaken to determine the peak parking demand for the proposal. The assessment concluded the entire development's maximum parking demand is 115 car parking spaces.

Yield (Staff/beds)	Existing (3 McCausland Place)	Proposed (6 McCausland Place)	Total
Max. no. of Staff	46	37	83
No. of Patient Rooms (beds)	85	84	169
Car Parks Provided	42	Stage 1 – 64 Stage 2 – 14	120



# Residential Interface



# Thank You

