



ANTHONY VAVAYIS + ASSOCIATES PTY LIMITED

15 August 2014
Job No. 12003

The General Manager
Warringah Council
Civic Centre
725 Pittwater Road
Dee Why NSW 2099

Attention: The General Manager,

**Re: SOUTH PACIFIC PRIVATE HOSPITAL
WOODOSE PTY LIMITED
24 BEACH STREET CURL CURL NSW
ADDENDUM – STATEMENT OF ENVIRONMENTAL EFFECTS**

In relation to the development approval DA2012/1509, we summarise the proposed S96(1A) amendments to this DA for your consideration based on the enclosed plans. The minor amendments do not alter the proposal and there will be no impact on the natural and built environments.

The statutory considerations of the Environmental Planning and assessment Act 1979 have been reviewed in line with the proposed amendments to the Hospital.

The design process has evolved throughout the documentation phase of the Hospital project. Both detailed fire engineering and hydraulic engineering has driven the majority of external amendments proposed to the design of South Pacific Private Hospital at 24 Beach Street, Curl Curl, and the associated supported living facility at 28 Beach Street.

Section 79C (1) (b) - Utilities: As a result of a Sydney Water approved mains extension, the location of both the booster valve assembly and hydrant pumpset locations have been revised and a favourable outcome has been reached. Sydney Water Case no: 137954. Due to these proposed upgrade works, the hydrant pumpset and enclosure have been redesigned and relocated adjacent the existing booster assembly to utilise the existing infrastructure. This booster assembly is to be retained in its existing location, in a modified enclosure to comply with fire engineering requirements for safety. This therefore removes the pump room from the supported living facility to allow for a more functional living space on the ground floor.

ARCHITECTURAL DESIGNERS PLANNERS

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Director Anthony Vavayis, Registered Architect No.5243

The impact of the fire and hydraulic engineering to the external building facades is exhibited by a limit on the number of drenchers for fire protection to windows or external openings. This has impacted the number and sizing of windows to the western and southern facades of no.24-26 Beach Street.

Section 79C (1) (b) - Site Design and Internal Design: The proposed amended design maintains the sensitivity in improving the amenity of neighbouring properties by providing a floor plan layout which enables suitable building separation, location of bedrooms, offices, bathrooms, and windows. The amendments to the internal configuration have been significantly as a result of consultation with the New South Wales Ministry of Health. The number of approved licenced beds remains unchanged at 53, however the allocation of bathrooms, group rooms, bedroom split and type amendments have been driven by New South Wales Ministry of Health's specific requirements for this Hospital. The removal of en-suite bathrooms, was in favour of a block of external private bathrooms and the inclusion of more single bedrooms to reduce the number of shared rooms.

The Revised Ground Floor configurations include:

- Reconfiguration of the ground floor of no. 28 to relocate the WC and reorient the kitchen.
- The stair in no. 28 has been further resolved and the outcome is additional risers which add to the length of the stair envelope.
- Relocated Main Switch room, Store and Maintenance store.
- The extent of excavation to the rear of the car park has been revised. And egress door to stair reoriented.
- Existing wall locations corrected in plan to office 1, 2 and 3. Existing reception desk configuration also retained.
- Door to store room and external window relocated.

The Revised Level 1 configurations include:

- Deletion of the Gym, Meditation room, computer room
- Reconfiguration of bedrooms to remove en-suites from rooms and create a common block of individual bathrooms along a new corridor
- Reconfiguration and the addition of a "Group" room.
- Relocated offices from level 2 to adjacent the nurse station.
- Relocated Linen storage cupboard.
- Increased Laundry to allow for disabled access.
- Additional doorways to paved and landscaped light well.
- Bathroom walls and layout revised to level 1, no. 28.
- Kitchenette and FHR deleted from Level 1, no 28.
- Door added to under stair space for storage.
- Extent of existing planters revised, and deleted from terrace of no 28

Revised Level 2 configurations:

- Reconfiguration of work spaces and bathrooms
- Relocation of offices.
- Relocated and enlarged staff room.
- Reconfigured entry to dining and kitchen
- Addition of a Fire Hose Reel.

Minor window amendments have been made as a result of these reconfigurations. The removal of the large format glazing to the internal courtyard at the rear of the facility is for added privacy and function to the group rooms. The kitchen exhaust has also been revised as a function of the design resolution, and an additional riser is required.

Further corrections in the documentation of the location and sizing of existing buildings windows have also been made to the western façade of no.28 and the facades of no. 24.

For the supported living facility at no. 28 Beach Street, the building envelope has been amended at the rear in order to reduce the overall floor area to less than 300sqm in order to comply with residential usage regulations.

The proposed amendments in the context of the approved DA is considered to:

- Enhance the facilities and services which are provided by the Hospital;
- be permissible with development consent;
- have no adverse environmental impacts on adjoining properties; and
- be an appropriate response to the context, setting, planning instruments and preliminary assessment as required under the heads of consideration under Section 79C(1) of the Environmental Planning and Assessment Act, 1979.

If you have any queries please contact the undersigned at our office.

Yours faithfully



Anthony Vavayis
ANTHONY VAVAYIS & ASSOCIATES PTY LIMITED ARCHITECTS

Enclosed :

DA0001[C] Site Analysis and roof Plan
DA1001[D] Ground floor Plan
DA1002[D] First floor Plan
DA1003[E] Second floor Plan
DA3001[C] Sections
DA2001[C] Elevations
DA2003[C] Elevations
DA2004[B] Elevations

Ref L-012-S96 Letter-11 DB 14