



# RECORD OF SITE INSPECTION

SITE INSPECTION NOTES	
<b>Project:</b>	Redevelopment of President Private Hospital (SSD-10320)
<b>Meeting Location:</b>	President Private Hospital, Kirrawee
<b>Date:</b>	Friday, 25 November 2022
<b>Time:</b>	9:00 am – 12:00 pm
ATTENDEES	
<b>Commissioners:</b>	Ms Dianne Leeson – Chair Professor Richard Mackay AM Professor Helen Lochhead
<b>Office of the IPC:</b>	Ms Phoebe Jarvis – A/Principal Case Manager Mr Geoff Kwok – Senior Planning Officer Ms Nima Salek – Planning Officer Ms Mellissa Felipe – Project Coordinator
<b>Applicant:</b>	Mr David Wenkart – Executive Director & Deputy Chief Executive, Macquarie Health Corporation Mr Scott Wenkart – Strategic Partnerships & Property Development, Macquarie Health Corporation Ms Jeanine Colburt – Hospital Manager, Macquarie Health Corporation Mr Graham Brookes – Project Heritage Architect, GBA Heritage Pty Ltd Mr Stephen Phillips – Project Architect, Imagescape Design Studios Ms Christine Kelly – Project Planner, Imagescape Design Studios
<b>Community Group Representatives:</b>	Ms Pauline Curby – President Sutherland Shire Historical Society
LOCATIONS AND KEY OBSERVATIONS	
<p>All attendees signed in at reception in accordance with the visitor requirements of President Private Hospital. At the Site Inspection's commencement, the Panel Chair, Dianne Leeson, gave an introduction and opening statement.</p> <p><b>1) President Avenue</b></p> <ul style="list-style-type: none"> <li>• The Panel walked along the President Avenue footpath in front of President Private Hospital and observed: <ul style="list-style-type: none"> <li>– The proposed President Avenue vehicular entry/exit location and its proximity to the signalised intersection of Hotham Road/President Avenue.</li> <li>– The existing vehicular entry/exit from President Avenue to the Site.</li> <li>– The traffic along President Avenue and the traffic queueing leading up to the signalised intersection.</li> <li>– The stormwater discharge drainage system.</li> <li>– Distance to the three-way junction of Gorada Avenue with President Avenue.</li> </ul> </li> </ul> <p><b>2) On-site car-parking area fronting President Avenue</b></p>	

v1.1



- The Panel observed the:
  - Existing on-site car parking area fronting President Avenue.
  - Structures proposed to be demolished.
  - Trees proposed to be removed/retained.

### 3) Hydrotherapy Centre and outdoor recreation area

- The Panel observed:
  - The hydrotherapy pool to be retained.
  - The existing outdoor recreation area.
  - The existing levels in the area.
  - The current and proposed stormwater management systems.
  - The location and proximity of the adjoining residential properties.

### 4) Existing Operating Theatres and staff car parking area (south)

- The Panel observed:
  - The existing operating theatres to be retained.
  - The Central Sterile Supply Department (CSSD) to be retained.
  - The staff parking area from the south.
  - The varying topography of the Site, falling from the north to the south, noting the levels of existing buildings, including Hotham House and the operating theatres.

### 5) Staff car parking area (north)

- The Panel observed:
  - The existing staff parking area located behind Hotham House and 61 Hotham Road.
  - The location of the proposed construction stages.
  - The location of the proposed excavation for the basement car park.
  - The adjacent residential noise receivers.

### 6) Hotham Road frontage

- The Panel observed:
  - The Hotham Road frontage to the Site.
  - The adjoining residential development to the north.
  - The location of the proposed height non-compliance with the Sutherland Shire LEP 2015.

### 7) Hotham House (internal and external areas)

- The Panel observed:
  - The level changes between Hotham House and Hotham Road.
  - The Cook Pine proposed to be retained.
  - Interior of Hotham House.
  - The distance between the Hotham Road/President Avenue intersection and the Site's existing and proposed vehicular access points.

### 8) Bidurgal Avenue frontage

- The Panel observed:
  - The location of the proposed pedestrian access to the Hospital from Bidurgal Avenue.
  - The dwellings proposed for demolition.



## Locality Tour

The Commission Panel conducted a locality tour by:

- Walking along Bidurgal Avenue, Bidurgal Lane, Hotham Road and President Avenue.
- Walking to Gymea railway station via Badto Avenue and existing pedestrian links adjoining the railway line.

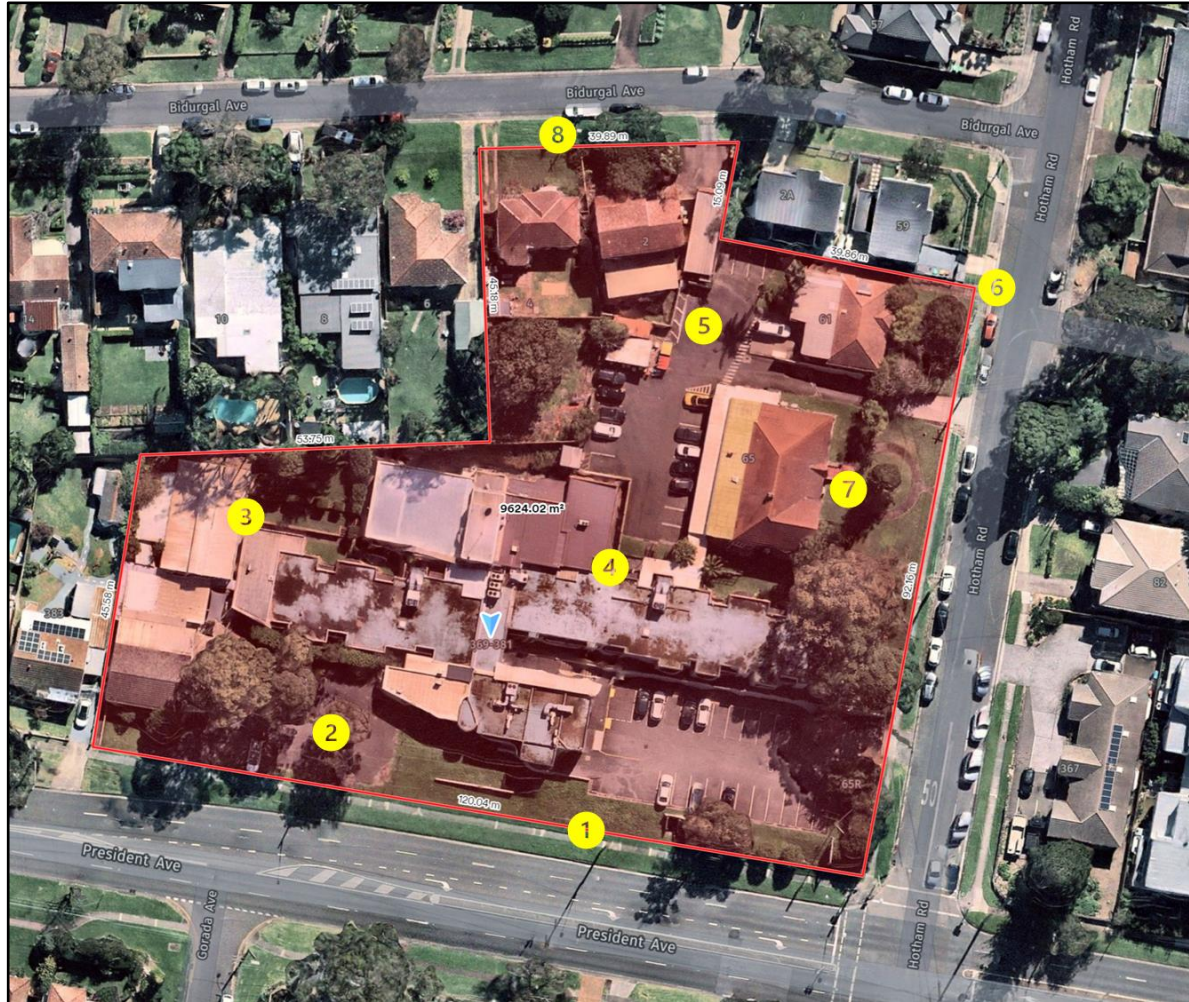
**Attachment A:** Site Inspection Route (includes numbered locations for photographs in Attachment B)

**Attachment B:** Site Inspection Photos



# RECORD OF SITE INSPECTION

## ATTACHMENT A: Site Inspection Map, including photograph locations





## ATTACHMENT B: Site Inspection Photographs- 25 November 2022



v1.1



v1.1