



Hon Tony Kelly MLC
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MEDIA RELEASE

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HOSPITAL PLAN CONSERVES HERITAGE AND ENVIRONMENTAL VALUES

Scaled-down plans for a private hospital development on Sydney's north shore have been approved by the NSW Government, following assessment by the independent Planning and Assessment Commission (PAC).

Minister for Planning, Tony Kelly, said the hospital's construction will generate around 80 jobs with a further 79 jobs once operational.

The \$44 million development involves a 118-bed hospital across five above ground levels, as well as basement parking, administration rooms, medical suites and café.

The hospital will primarily provide rehabilitation, psychiatric and post-natal services and will help service the health needs of the local Ku-ring-gai area.

Mr Kelly said a specialised hospital development in the Ku-ring-gai area is expected to complement the services provided by nearby surgical hospitals, as well as help to alleviate pressure on beds in these existing facilities.

"Approval is subject to 64 conditions and amendments to ensure the proponent, Murlan Pty Ltd, adheres to site constraints and the development is compatible with the local area," the Minister said.

They include:

- The removal of around 640 square metres of floor area;
- Stepped and terraced buildings toward the centre of the site;
- Screening such as louvers and established plantings to mitigate any potential overshadowing and visual impacts;
- The preservation of Rippon Grange, a locally-listed heritage item, by restoring and conserving the original house exterior and landscape elements; and
- A Vegetation Management Plan of regeneration and weed control measures to increase the size of the existing Blue Gum High Forest on the site from 30 to 39% of the total land;
- A covenant to be put in place which will remain attached to the land, in line with the recommendations of the Department of Environment, Climate Change and Water (DECCW), to conserve, rehabilitate and manage the forest in perpetuity.

Mr Kelly said independent consultants engaged to address traffic issues found traffic increases would be minor and access arrangements would be adequate.

"However, I have decided Young Street should be widened to improve pedestrian safety and minimise the impact from nearby schools," the Minister said.

To ensure the proposal will be suitable for its eventual use as a hospital, in-principal approval from the NSW Department of Health for its operation must be acquired before construction can commence on the site.