



7th April 2008

Mr Sam Haddad
Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Att: Simon Bennett, Team Leader, Strategic Assessments

Dear Simon

Redevelopment of Auburn Hospital – Modification

As you know, the redevelopment of Auburn Hospital is being undertaken by Brookfield Multiplex Constructions on behalf of NSW Health. A key part of the hospital infrastructure is the communications equipment located currently on top of the 9 storey building which is to be demolished as part of the approved Project Application 06-0129. The location of the communications equipment was not included in the original concept plan or project application for the hospital because at that stage the final location had not been determined and was subject to testing.

The final location has now been determined and the purpose of this application is to modify the existing Concept Plan and Project Application to facilitate the construction of the tower. The Communications Tower will form essential infrastructure for the operation of the Hospital. The tower itself will support essential radio communications equipment for Sydney West Area Health Service (SWAHS) enabling effective radio transmission coverage for local health service communications such as Hospital Paging and Security as well as critical point to point data services between the new Hospital and neighboring Health Facilities.

The introduction of a tower to the top of the new building is taking place only to accommodate the relocation of the existing equipment from the roof of the current hospital. The addition of a Communications Tower to the top of the new Hospital is required to maintain the existing equipment at its current height (approximately), thus maintaining the existing 'lines of sight'. Without the addition of a Communications Tower to the top of the new Hospital the 'lines of sight' will not be achieved and the equipment will not be able to function in the way they currently do.

Urban Planning Outcomes Pty. Ltd.

ACN 67 089 645 66

PO Box 787, Matraville, NSW 2036
P 9661 8019 F 9661 5919 E upoutcomes@gmail.com

On that basis, I have enclosed an application under Section 75W of the *Environmental Planning and Assessment Act 1979* for a modification of Project Application 06-129. A review of the attached documents and an initial assessment of the application indicates that the modification will result in substantially the same development with a minimal impact on the environment.

The Department of Planning has advised that the fee for this modification will be \$46,315.29 (50% of the original prescribed fee) plus an advertising fee of \$2,750.00. We understand that the fee for a Section 75W is prescribed under Clause 245K (3) as:

"The maximum fee in any other case is:

(a) 50% of the fee paid for the Part 3A application in respect of the approval for the project or concept plan that is proposed to be modified, or

(b) \$2,000,

whichever is the greater."

Given the nature of the modification is confined to a relatively small part of the overall development and is a facility which already existed (albeit in a different form) on the original structure, we request the fee be reviewed. The CIV of the work is approximately \$500,000 and while it is insufficient to allow it's consideration as a "new" project under Part 3A, if it were it would attract a fee of \$7,814.00 plus \$2,750 for advertising (ie \$10,564 in total). The difference between \$46,315.29 and \$7814.00 is substantial. It would be appreciated if the fee could be revised downward from the maximum to a more appropriate figure in keeping with the level of assessment required. In addition, Clause 245K(4) places the maximum fee for public notification at \$2500.00, not \$2,750.00 as quoted by the Department.

On that basis, we have not lodged the fee with this application, but would request that the assessment commence and run concurrently with a fee review for the application. The appropriate fee will be paid promptly following that review.

If you need any further information, please call me on 0410 432 505 or 9661 8019.

Yours sincerely

Urban Planning Outcomes



Leoné McEntee
Director

Cc Ed Jaworski, Capital Insight
Simon Ritchard, Brookfield Multiplex Ltd
Marc Van Heemst, Brookfield Multiplex Ltd
Allan Young, Brookfield Multiplex Ltd