

15 August 2014

The Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Megan Fu

Dear Megan

Additional information in respect to SSD 6160 Mona Vale Community Health.

The Department of Planning and Environment has requested additional information in respect to the current and proposed uses on the Mona Vale Hospital site and the parking associated with those uses. To that end the attached table and map identifies the location of the existing uses and how they are incorporated within the new facility.

As you can see the only additional facilities that will be provided at Mona Vale account for approximately 620m² of additional space. The buildings that will be vacated on site as a result of the relocation of the services to the new facility, will remain vacant as they are no longer suitable for the delivery of health services. There is therefore no significant increase in traffic generation or parking demand associated with the current proposal.

More generally, the medium term strategy for the Mona Vale site has been to relocate the acute activity to the new Northern Beaches Hospital. This will allow for a significant reduction in the intensity of use of the site. To provide additional parking to suit today's configuration would not be an efficient use of public resources.

Yours sincerely

A handwritten signature in black ink, appearing to read "Anthony Manning".

Anthony Manning
Project Director, NBHS

Northern Community Health Centre (NCHC) – Mona Vale Hospital Parking Analysis

Proposed Service Spaces and Locations

Building / Service	Building #	Transfer from existing Mona Vale facility
- Rehab & Aged Care Services (RACS)	11, 1, 15	359.8m ²
Add		
- Musculoskeletal Physiotherapy	1	110.4m ²
Add		
- Chronic Care Services	1, 5, 16	62.8m ²
Add		
- Community Nursing - APAC	1, 5	453.1m ²
Add		
- Child & Adolescent Mental Health (CAMHS)	5	50m ²
Add		
- Drug & Alcohol Services	3	35.6m ²
Add		
- Oral Health Services	2	293m ²
Add		
Existing Community Health Centre - Adult and Child Occupational Therapy - Paediatric Physiotherapy - Adult Community Mental Health	16	1,616m ²
Equals		2,980.70m²
Add		
Services not currently delivered on Mona Vale site - Rehab & Aged Care Services (RACS) - Early Childhood Health Centre - Chronic Care Services - Outdoor Areas / Staff Amenities		- 250m ² - 150m ² - 30m ² - 190m ²
Equals		620m ²
New Build (Gross Building Area)		3,600.7m²

** Only FTE Increase relates to Early Childhood Health Centre and RACS Services, all others remain as currently on Site.**

** Mona Vale Hospital Site Map Overpage.**

BUILDING NAMES

1. MAIN BUILDING
- 1A. EMERGENCY DEPARTEMENT/OUTPATIENT
2. CHAPEL/DENTAL
3. STAFF AMENITIES
4. STAFF DEVELOPMENT
5. NURSES RESIDENCE
6. ELECTRIC/ENGINEERING
7. ADMINISTRATION/ENGINEERING
8. GARDNER/FITTER/ENGINEERING
9. PLUMBER'S STORE
10. HYDROTHERAPY POOL
11. A&R (ASSESSMENT & REHABILITATION)
12. RECREATION ROOM
13. PALLIATIVE CARE
14. COMMUNITY HEALTH
15. DEMOUNTABLE/IT/TRANSPORT/QA



North



Principal Consultant



Project
Manager



Client



Mona Vale Community Health Centre

Coronation Street
Mona Vale, NSW 2103

Drawing

SITE PLAN - EXISTING

Drawing No

01-01

Rev

Issue Date

01.07.2013

Scale

1 : 2000
AT A3 SIZE