



18 August 2016

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Karen.Harragon.planning.nsw.gov.au

Dear Karen

Section 96(2) for the Gosford Hospital Redevelopment SSD 15_6913

In December 2015, the Department approved works associated with the redevelopment of Gosford Hospital, including the Gosford Hospital Campus and the Health and Wellness Precinct. The Health and Wellness Precinct included the following components:

- *Construction of a multi-storey car park with 803 car spaces;*
- *construction and use of two buildings of five and six storeys (plus rooftop plant) of approximately 14,685 sqm gross floor area above the multistorey car park for hospital related health, administration and government services;*
- *construction of an entry node public plaza and associated retail buildings, and an accessible and covered pedestrian connection between the Health and Wellbeing Precinct and the main entrance to Gosford Hospital;*
- *construction of a new entry hub at Showground Road;*
- *closure of Beane Street West between Holden Street and Showground Road;*
- *closure of Holden Street between Racecourse Road and Ward Street and new public domain and road works;*
- *public domain and road works in Showground Road;*
- *site preparation and bulk earthworks;*
- *infrastructure works;*
- *hospital signage; and*
- *lot consolidation and subdivision."*

Following a detailed design process, there is a need for modification of the application in respect to the Health and Wellness component. Attached is a description and assessment of the proposed modifications, prepared by City Plan Services along with supporting documentation, including plans prepared by Fitzpatrick + Partners, Acoustic Logic, Spackman Mossop & Michaels, ADW Johnson, City Plan Heritage, Parking and Traffic Consultants and Warren Smith & Partners.

Discussions with David Gibson and Peter McManus of the Department confirmed that the proposed modification would fall within the context of Section 96(2) of the Environmental



Planning and Assessment Act 1979 (as amended), and that the application would be notified for a period of 14 days.

Clause 256M of the Environmental Planning and Assessment Regulation 2000 (as amended) states at subclause (4) the fee applicable to a modification under section 96(2) as being:

- (4) *The maximum fee in any other case is whichever is the greater of:*
- (a) *50% of the fee paid for the application or request in respect of the development or infrastructure that is proposed to be modified, or*
 - (b) *\$5,000.*

The fee paid for the application was \$444,888.65 based of the CIV for the entire redevelopment proposal, however this modification application only relates to the part of the redevelopment known as the Health and Wellness Precinct and then, mainly to the car park component of the proposal. The CIV of the Health and Wellbeing component is \$108,950,000.00, whereas the CIV for the carpark component which is the primary area being modified is \$35,500,000.00.

The full fee payable on the Health and Wellbeing Precinct had it been lodged separately would have been \$167,033.00 (including exhibition fee) and the fee payable for the car park would have been \$71,050.00. In turn, the modification fees payable would be \$86,346.50 and \$38,355.00 respectively.

If the fee applied in accordance with Clause 256M(4)(a) were applied to the entire development it would amount to over \$220,000.00. Given the critical significance of this project to the Central Coast and Greater Sydney's public social infrastructure, Health Infrastructure seeks a reduction in the fee to reflect the specific area impacted by the proposed modification – the carpark.

HI therefore requests that the Secretary review the fee payable for the proposed modification with a view to allowing a reduction in the fee to \$38,355.00 to reflect half of what would have been the fee if the Car Park component of the Health and Wellbeing precinct been submitted as a separate proposal.

Yours sincerely

Sam Sangster
Chief Executive