

Mr David Gibson
Team Leader
Social Infrastructure Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Brent Devine

Dear Mr Gibson

**St Leonards Private Hospital – Tower B (Concept Proposal) –SSD 8499
Notice of Exhibition**

Thank you for your letter dated 7 July 2017 requesting Transport for NSW (TfNSW) comment on the above proposal.

Roads and Maritime Services will provide a separate response.

TfNSW has assessed the relevant exhibited documents. Key comments on the State Significant Development are provided below.

- A Transport Impact Assessment (TIA) should be prepared for subsequent detailed design development applications, which re-examines the transport impacts of the proposal as assessed within *Tower B: Hospital Accommodation and Ancillary Uses, 12 Frederick Street, St Leonards, Transport Impact Assessment*, prepared by GTA Consultants, 23 June 2017, based on the revised development details.
- As part of the detailed design development application, the TIA should also address the construction traffic issues raised in the TfNSW submission (Ref: CD17/03997, dated 15 June 2017) for the previous development application relating to the site (SSD 7543).
- It is likely, due to time and cost savings, that the construction of Tower B will occur at the same time as the construction of the remaining portions of the hospital. As such, the construction traffic management plan should assess the impacts and propose appropriate mitigation measures for the construction of the entire facility.

If you require clarification of any issues raised, please contact Ken Ho, Transport Planner on (02) 8202 2426 or via email at ken.ho@transport.nsw.gov.au.

Yours sincerely



27/7/17

Mark Ozinga
**Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

CD17/07950