

28 February 2007
Ref 07037

PTW Architecture
Level 17, 9 Castlereagh Street
SYDNEY NSW 2000

Attn: Mr Noel Samyia

Dear Noel,

**PROPOSED SYDNEY OLYMPIC PARK PRIVATE HOSPITAL
CNR OLYMPIC BOULEVARD/SARAH DURACK AVENUE, HOMEBUSH BAY
PRELIMINARY TRAFFIC AND PARKING ASSESSMENT**

As requested, I have undertaken a preliminary review of the traffic and parking implications of the *Sydney Olympic Park Private Hospital* which is proposed at the above location.

I note that the revised development proposes a building of the same size as the previous commercial office building proposed on the site (ie. approximately 12,000m²), and comprises a private hospital building with a ground floor reception/services area, 99 hospital beds and 30 specialist consulting rooms, although not all of the specialists consulting rooms are expected to be occupied simultaneously. Off-street carparking is proposed in a single basement carparking level for 66 cars.

My previous assessment of the commercial office building proposed on the site found that it would not have any unacceptable traffic or parking implications, noting that:

- the provision of off-street carparking on the site is to be restricted in accordance with SAPA Policy
- the site was readily accessible by public transport, and
- public parking on a "fee" basis was available in the adjacent public carparking area for those visitors who chose not to travel by public transport.

A preliminary view of the revised development proposal has found that the traffic and parking implications of the private hospital will be similar to those of the previous office building proposal, in that it will not have any unacceptable traffic or parking implications as detailed above.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely



Robert Varga
Director/Varga Traffic Planning Pty Ltd