

NSW Department of Planning & Infrastructure
23-33 Bridge Street
Sydney NSW 2000

Section 75W Modification Application (MP07_0070) - Wollongong Private Hospital, 360-364 Crown Street Wollongong

Attention: Peter McManus – Senior Planner

Dear Sir,

Further to your correspondence dated 27 August 2013 regarding submissions received during the exhibition period in relation to the subject 75W Modification Application, please find below our response to the matters raised.

Vehicle access – Urunga Parade

The comments provided by NSW Roads and Maritime Service are noted with respect to this modification application. Accordingly, the vehicle access from Urunga Parade has been re-instated to alleviate traffic volumes on the Crown Street entry and provide more appropriate network accessibility. Prior to this vehicle access being finalised, discussions were held with the RMS to ensure all matters were addressed, thus confirming the design is acceptable.

Other components of this proposal which have been revisited due to the changes proposed are addressed hereunder.

Car parking

As the revised proposal includes vehicle access (ingress only) from Urunga Parade, loss of car parking within the basement area is inevitable. Based on the revised architectural plans, the resultant number of car parking spaces is 313 which represents a loss of four (4) from the original submission under this 75W Modification Application. An addendum to the traffic report has been prepared and is annexed to this submission which addresses the changes to the car parking and confirms the number of spaces is acceptable.

Noise

Despite the volume of traffic intended to utilise the Urunga Parade access point being less than that under the approved scheme, consideration has been given to the acoustic impact derived from vehicles which is addressed in the cover letter prepared by Acoustic Logic and confirms the proposal is acceptable.

Landscaping

The proposed landscape scheme has been required to undergo minor change to accommodate the vehicle access off Urunga Parade. A revised landscape plan is annexed to this submission which supports the changes.

Civil/Stormwater

The provision of vehicle access from Urunga Parade has required the civil/stormwater plans be amended to accommodate the change in levels throughout the site, in particular adjacent the re-instated vehicle access point.

Plans and documents in support of this submission are arranged as follows:

- Appendix 1 – Architectural Plans/Visual Perspectives
- Appendix 2 – Civil Plans
- Appendix 3 – Landscape Plans
- Appendix 4 – Traffic Report (addendum)
- Appendix 5 – Acoustic Report (addendum)

Based on the abovementioned revisions, all matters raised by the Department have been satisfactorily addressed to enable approval of the 7W Modification Application.

Should you require further information, please contact the undersigned.

Yours faithfully,



Andrew Cowan
Senior Planner
McKenzie Group Consulting Planning (NSW) Pty Ltd
ACN 146 035 707

Appendix 1 – Architectural Plans/Visual Perspectives

Appendix 2 – Civil Plans

Appendix 3 – Landscape Plans

Appendix 4 – Traffic Report

Appendix 5 – Acoustic Cover Letter