



Your Reference: MP 08_0227
Our Reference: F2004/07218
Contact Person: Mrs D Clarke
Hours: 8.30am to 5.00pm
Telephone: 9847 6760
Fax: 9847 6996

25 November 2008

Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attn: Wilfred Nino

Dear Mr Nino,

**Hornsby Ku-ring-gai Hospital, Nos. 38 – 76 Palmerston Road, Hornsby –
Proposed Mental Health Unit & Service – Major Project Application**

I refer to your correspondence dated 11 November 2008 requesting key issues and assessment requirements for the proposed construction of an acute mental health unit, adolescent unit and community health service at Hornsby Ku-ring-gai Hospital, pursuant to Section 75F(4) of the Environmental Planning & Assessment Act 1979.

You are advised that the site is zoned Special Uses A (Community Purposes) under Hornsby Shire Local Environmental Plan 1994 and contains a Heritage Item of local significance. The building which is of significance is currently known as Cottage Chapel and is identified as No. 32 on the plan provided by the applicant.

The following Council Environmental Planning Instruments apply to the site:

- Hornsby Shire Local Environmental Plan 1994
- Heritage Development Control Plan
- Access & Mobility Development Control Plan
- Car Parking Development Control Plan
- Waste Management Development Control Plan
- Community Uses Development Control Plan.

The key issues that would need to be addressed in the assessment of the application include: -

- Traffic;
- Parking; and
- Heritage Impacts.

The applicant has made reference to a masterplan for Hornsby Hospital, including a traffic assessment, however Council does not have a copy of this document to provide comment on.

The heritage item is sited immediately to the south-east of the proposed building and the impact upon the item must be considered.

Given the lack of architectural drawings or a detailed assessment of environmental impacts by the applicant, further comments are unable to be provided at that this time. However, Council welcomes the opportunity to comment on the proposal should you determine that the application is to be made pursuant to Part 3A of the Environmental Planning & Assessment Act 1979.

Should you have any questions, please contact Council's Team Co-Ordinator Donna Clarke on 9847 6868.

Yours faithfully



RODNEY PICKLES
Manager, Assessment Team 2
Planning