

3 March 2011

**Project Application for staged alterations and additions to
Sydney Adventist Hospital, Wahroonga**

The Proposal

The project application seeks approval for staged alterations and additions to the Sydney Adventist Hospital, Wahroonga, including:

- Staged expansion and refurbishment of the Clinical Services Building;
- Refurbishment of existing hospital buildings;
- Construction of 3-4 storey Education Centre;
- Demolition and construction of new Shannon Wing;
- Relocation of Bethel House and Memorial Fountain to create the Merritt Kellogg Museum;
- Multi-level car park for 922 spaces;
- Expanded at-grade staff car parks for an additional 86 spaces;
- Temporary car park for 258 cars during construction;
- Construction of concourse;
- New entry to hospital;
- New perimeter road around the multi-level car park; and
- New and upgraded landscaping.

The project application is proposed in accordance with the provisions of the Wahroonga Estate Concept Plan (MP 07_0166), which was approved by the Minister for Planning on 31 March 2010. The concept plan allows for the expansion of the existing Sydney Adventist Hospital.

Delegation to the Commission

The application was submitted with a Political Donations Disclosure Statement disclosing a reportable political donation. Consequently, the project meets the terms of delegation and the Planning Assessment Commission (the Commission) may determine the Project under delegated authority. On 21 February 2011, the Deputy Director General of the Department of Planning referred the project application (MP 10_0070) to the Commission for determination under a delegation issued by the Minister on 18 November 2008.

The Commission consisted of Emeritus Professor Kevin Sproats (chair) and Mr Lindsay Kelly (member of the PAC). They met with Departmental staff, Mr Daniel Cavallo and Ms Sumathi Navaratnam, on 2 February 2011 for a briefing.

Key issues

The DG's report identified the following key issues:

- Compliance with Concept Plan and SEPP (Major Development) 2005;
- Built Form and Urban Design;
- Transport;
- Open Space & Landscaping;
- Amenity;
- Heritage;
- Environmentally Sustainable Development (ESD);
- Bushfire Protection;
- Flora and Fauna;
- Construction Management; and
- Public Interest.

The DG's report concluded that the works as proposed in the project application are consistent with the approved concept plan.

A total of 9 submissions from the public and government agencies were received by the Department during the public exhibition period. The Department considered the issues raised in these submissions can be addressed through appropriate conditions of consent and is satisfied that potential impacts have been adequately addressed by the proponent via the Environmental Assessment, Preferred Project Report, Statement of Commitments and the Department's recommended conditions of approval.

Commission's Comment

The Commission members have examined the documents and plans provided by the Department and consider the development to be consistent with the approved concept plan.

During the briefing with the Department, the Commission sought clarification on whether the land subject to the current project application is within the site area of the approved concept plan. The Department confirmed the development is within the approved site boundaries of the Concept Plan.

The Commission also noted the size and staging of the project would require construction works to be undertaken over an extended period of time and may depend on the availability of funding. As such, the Commission sought clarification on the timing of construction works for the project and whether there would be time limitations on the approval. The Department confirmed a typical condition of approval has been recommended which ensures the project approval would lapse five years after the determination of the project application unless works are physically commenced. The Commission was satisfied with the Department's response on this matter.

Commission's Determination

The Commission is satisfied that the Department has appropriately considered all relevant aspects of the project in their assessment and has determined the project application should be approved, subject to the recommended conditions.



Emeritus Prof. Kevin Sproats
PAC Chair



Lindsay Kelly
PAC Member