

# CLAUSE 6 MINISTERIAL REQUEST AND PRELIMINARY ENVIRONMENTAL ASSESSMENT

Alterations and Additions to Sydney Adventist  
Hospital, Wahroonga

May 2010

urbis

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# 1 Introduction

This report has been prepared on behalf of the Sydney Adventist Hospital and in association with a Clause 6 request and Preliminary Environmental Assessment for a Project Application. The Project comprises staged alterations and additions to the existing hospital campus, including:

- **Stage 1A** - expansion of the Clinical Services Building, construction of permanent and temporary car parking and upgrade of existing whole-of-site services.
- **Stage 1B** - further expansion of the Clinical Services Building and construction of a new multi-level car park.
- **Stage 2** - construction of the Concourse, associated arrival podium and Faculty of Nursing and upgrade of the main entry road from Fox Valley Road.
- **Stage 3** – demolition of the existing Shannon building and construction of a new maternity wing with staff car parking.

The proposed works are consistent with the Wahroonga Estate Concept Plan and the provisions contained within the listing of the Wahroonga Estate as a site of state significance under the provisions of the Major Development SEPP. The total capital investment value of the proposed works is \$198 million, significantly exceeding the minimum threshold under the Major Development SEPP.

This report formally requests that the Minister declare, under the provisions of Clause 6 of the Major Development SEPP, that the proposed alterations and additions are development to which Part 3A applies. The report also provides a Preliminary Environmental Assessment and seeks the Director General's Environmental Assessment Requirements for the preparation of the Project Application.

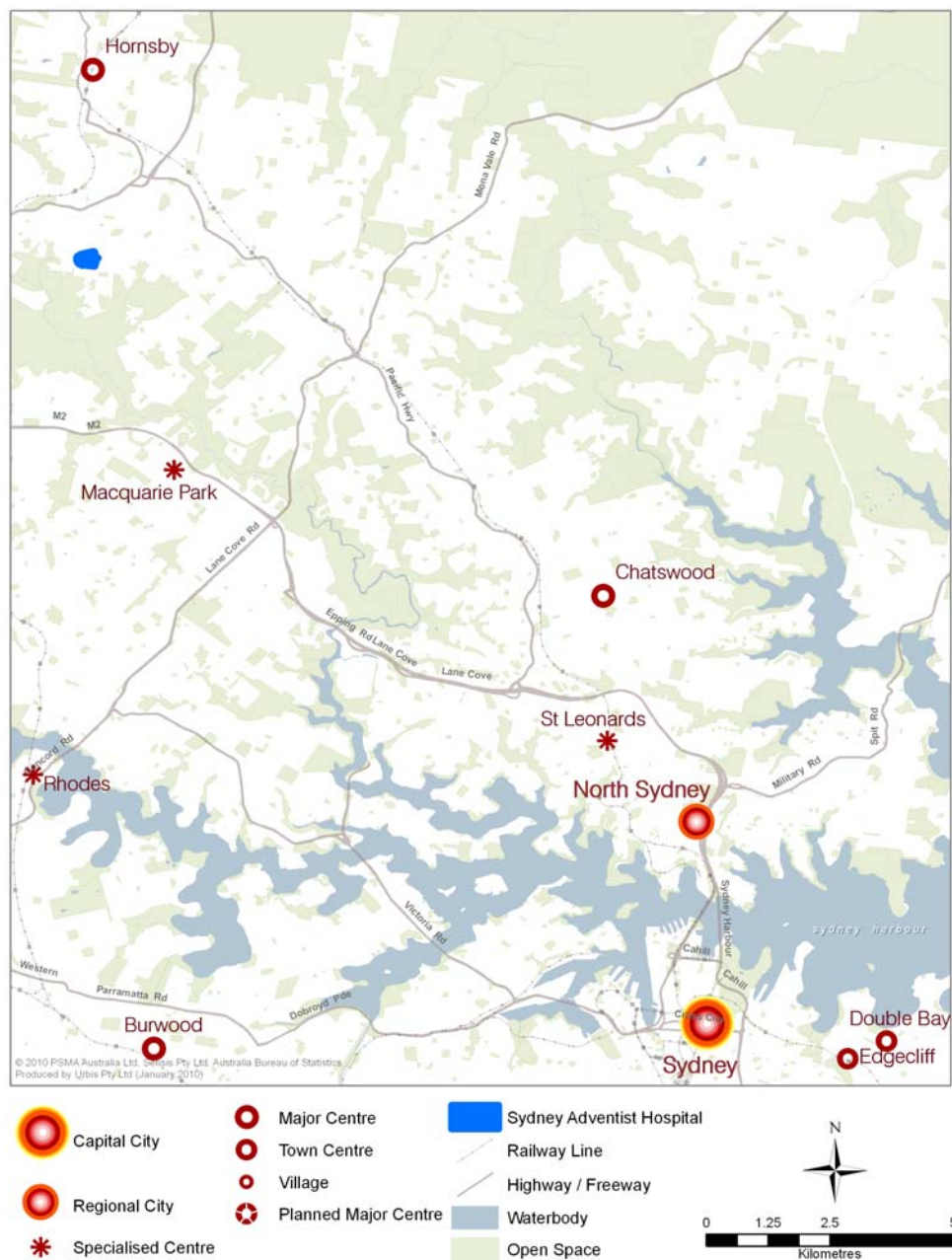


## 2 Site Context

### 2.1 Regional Context

The Sydney Adventist Hospital is located on the Upper North Shore, approximately 18 kilometres north-west of the Sydney Central Business District and approximately 3 kilometres directly south of Hornsby Town Centre. The hospital site is located within the Ku-ring-gai local government area, in close proximity to its border with the Hornsby local government area.

**Figure 1 – Regional Context Map**



The hospital benefits from access to the regional road network. The site is located on the corner of Fox Valley Road and The Comenarra Parkway, which provide linkages to arterial roads to the north, east and west of the hospital. Fox Valley Road provides a direct link to the Pacific Highway to the north east. The F3 Freeway interchange is located a short distance to the north west along the Pacific Highway. The Comenarra Parkway provides a close and direct link to Pennant Hills Road to the west and a less direct link to Ryde Road further to the east.

The site is also well located in terms of its access to services and public transport infrastructure. Thornleigh is located approximately one kilometre to the west and provides for a range of local convenience services, as well as a railway station servicing the Main Northern Line. A bus service links the hospital to the railway stations at Thornleigh (and Hornsby) via The Comenarra Parkway. Warrawee and Turramurra are located approximately two kilometres to the north east of the hospital along Fox Valley Road. A bus service links the hospital with Turramurra railway station, which provides access to the railway stations on the Upper and Lower North Shore.

The public transport and road linkages enable the hospital to attract patients and staff from a wide catchment, including the Central Coast via the proximity of the site to the F3 Freeway.

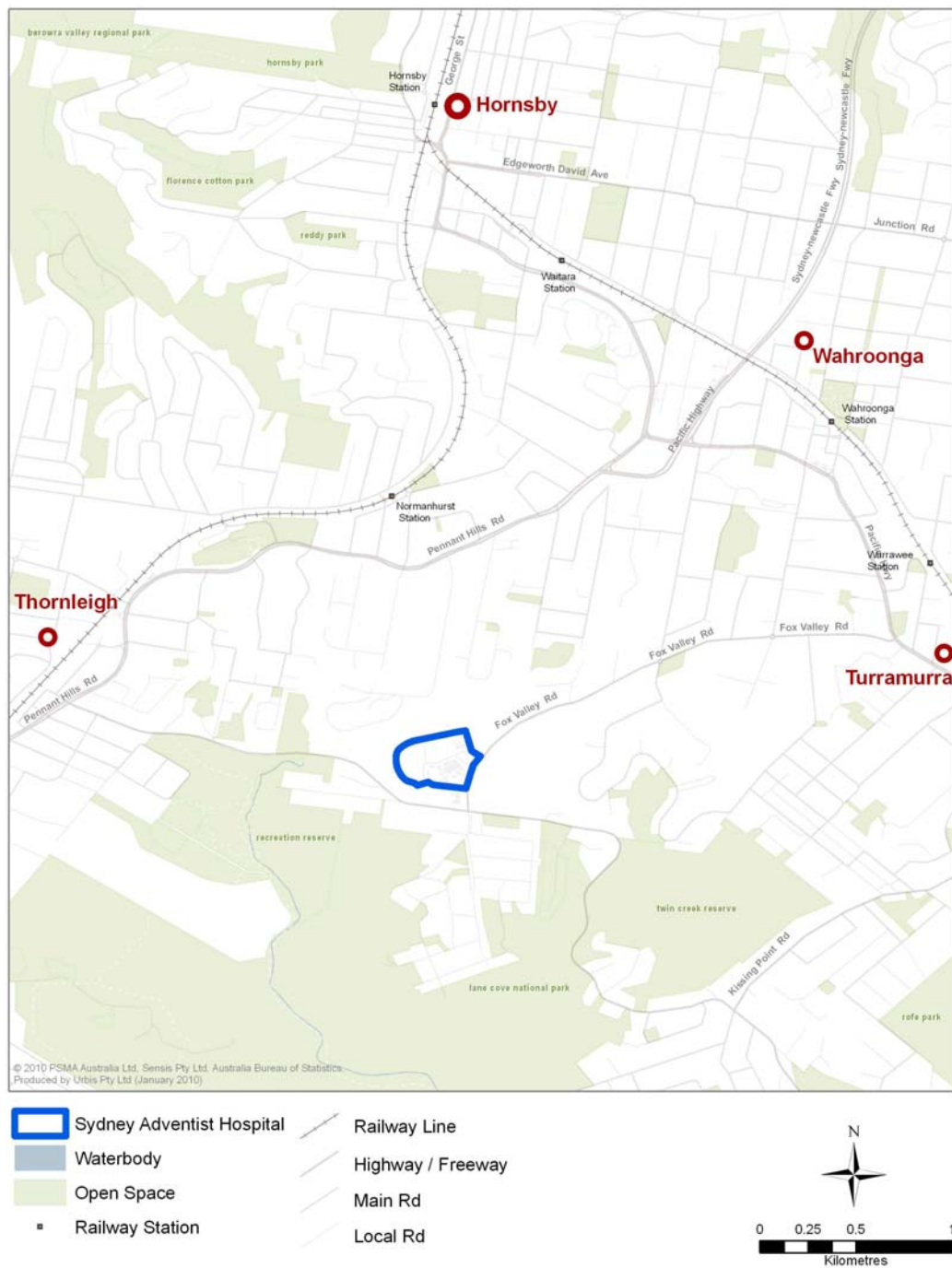
The site is also well located in terms of its proximity to regionally significant open space and bushland. Lane Cove National Park, Thornleigh Park and Pennant Hills Park are located to the south of The Comenarra Parkway, providing excellent access to active and passive recreation opportunities. The riparian bushland located along Coups Creek immediately to the north west of the hospital provides a green link to the National Park. Further, there are several areas of bushland located along The Comenarra Parkway, which contribute to the amenity of the local area and the approach to the hospital from the east and west.



## 2.2 Local Context

The Sydney Adventist Hospital is located within the Wahroonga Estate, which is a 62.4 hectare site comprising 59 separate property titles managed by the Australasian Conference Association (as property trustees of the Seventh Day Adventist Church) and two titles in private ownership.

**Figure 2 – Local Context Plan**

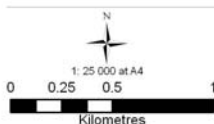
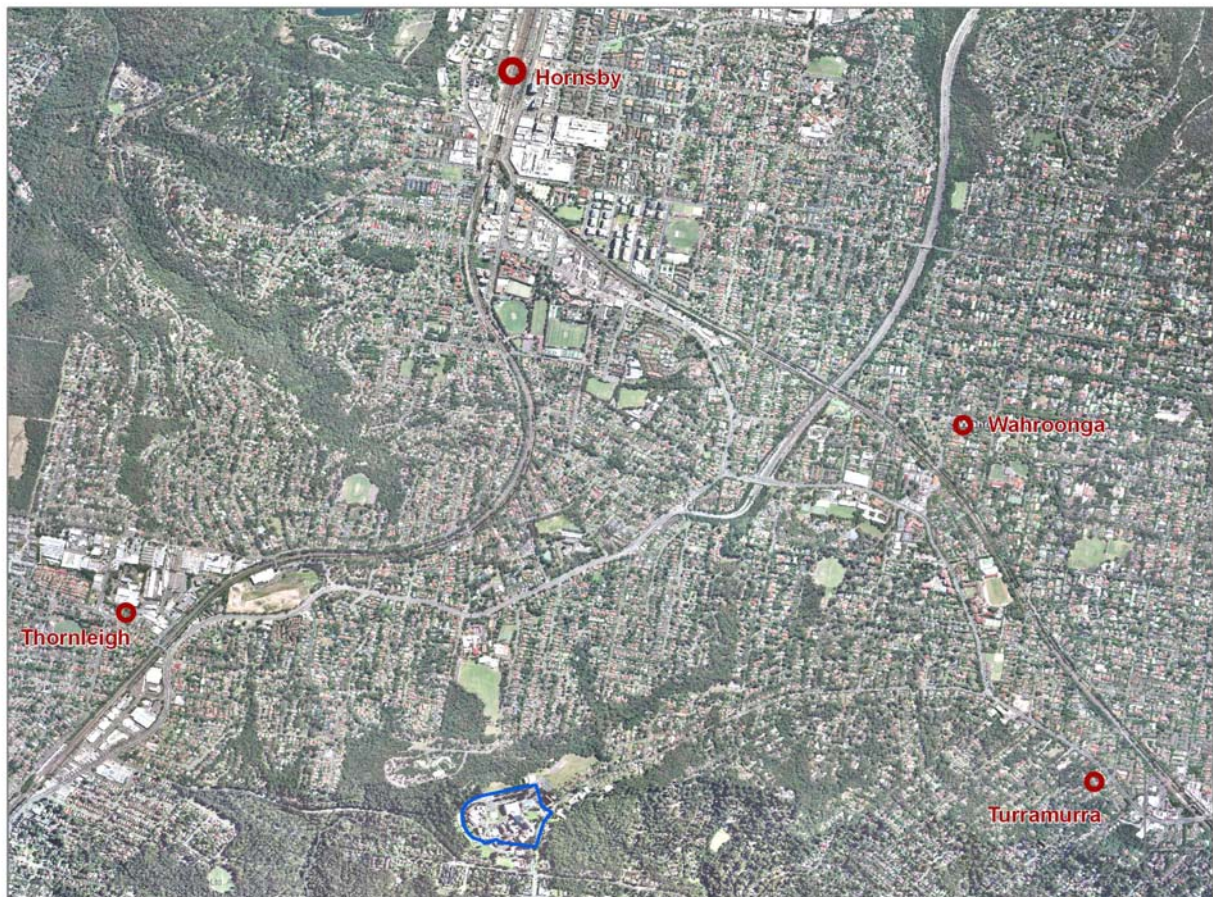


Approximately 60% of the Wahroonga Estate is currently developed and comprises:

- Residential, aged care and retirement accommodation in the Mt Pleasant Precinct, to the west of Coups Creek.
- The existing hospital development, a school, churches, residential accommodation and car parking within the Central Precinct, between Coups Creek and Fox Valley Road.
- Commercial and residential development to the east of Fox Valley Road.

The balance of the site comprises open space and bushland, ranging from managed landscaped gardens and open mown lawns to remnant urban bushland along riparian corridors and in the eastern portion of the Estate. The Coups Creek riparian corridor runs through the bushland to the north west of the hospital, extending across The Comenarra Parkway into the Lane Cove National Park in the south. Approximately 31.4 hectares of the Wahroonga Estate was recently rezoned Environmental Conservation under the recent amendment to the Major Development SEPP to list the Wahroonga Estate as a site of state significance (as discussed further in **Section 3.1** and **Section 4.2.1**).

**Figure 3 – Local Context Aerial Photograph**



LOCAL CONTEXT AERIAL





The future local context will be impacted by the approved redevelopment of the Wahroonga Estate under the provisions of the Concept Plan. The approval includes a mix of housing types to be developed within identified precincts, including residential flat buildings, townhouses and detached dwellings, as well as seniors living and student accommodation. A range of non-residential development is also included:

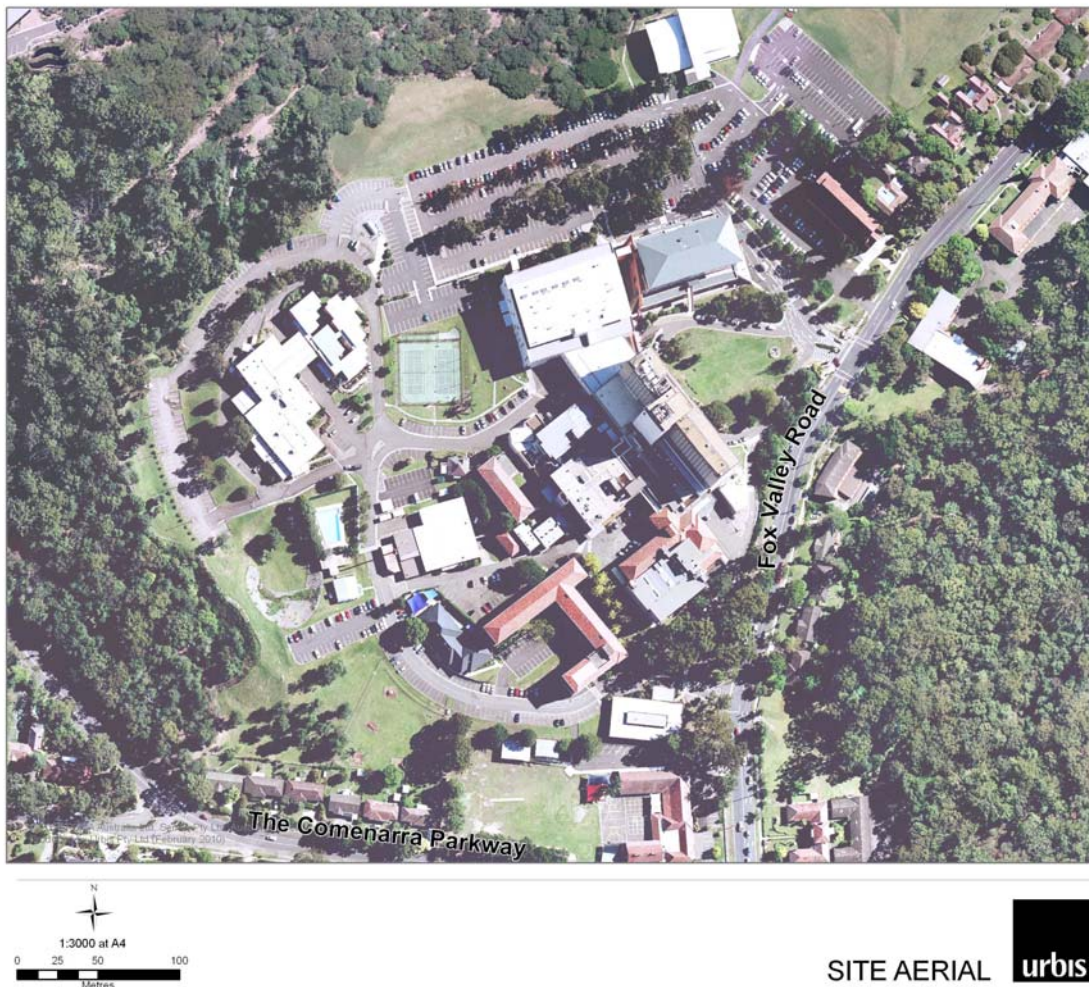
- A neighbourhood centre with retail and commercial uses.
- An expanded school servicing kindergarten through to Year 12
- A centralised church precinct with twice the floor space of the two existing churches.
- Expansion of the existing headquarters of the Sydney Adventist Church.

The land immediately surrounding the Wahroonga Estate comprises predominantly residential development, with large areas of native bushland as previously described in **Section 2.1**. The residential development in the immediate area generally comprises large detached dwellings with extensive gardens. Higher density forms of development are located along the Pacific Highway, including residential flat buildings.

## 2.3 Site Description

The Sydney Adventist Hospital is located within the Central Precinct of the Wahroonga Estate. An aerial photograph detailing the existing hospital development is provided below in **Figure 4**.

**Figure 4 – Site Aerial Photograph**



SITE AERIAL

The Sydney Adventist Hospital is a not-for-profit, acute care private hospital. The hospital is the largest single campus private hospital in NSW and was the first private hospital in NSW to be accredited by the Australian Council on Healthcare standards. It is the largest single employer in the Hornsby/Ku-ring-gai Council areas and the third largest health-based employer in the northern region. The hospital employs approximately 2,200 staff and has 500 accredited medical practitioners. They care for more than 40,000 in-patients and 150,000 out-patients annually ([www.sah.org.au](http://www.sah.org.au)). Services and facilities accommodated within the existing development include:

- Inpatient beds – 352 beds.
- Intensive care unit – 12 beds.
- Coronary care unit – 11 beds.
- Day beds – 96 beds.
- Renal dialysis – 14 chairs.
- Birthing – 8 suites.
- Cardiac catheter laboratory – 3.
- Endoscopy theatres – 2.
- Operating theatres – 12.
- Clinical activities including dental care.
- Faculty of Nursing including auditorium, conference space and library.
- Australasian research unit.
- Nurses residence.
- Child care centre.
- Chapel.
- Staff cafeteria.
- Staff amenities including swimming pool and tennis courts.
- Support workshops and materials handling warehouse.

The main entry to the hospital is via the signalised intersection on Fox Valley Road. A secondary access point is located further to the south on Fox Valley Road. The main car parking area is located to the north of the Clinical Services Building. Ingress and egress is controlled by boomgates to enable the operation of a paid car parking system.

## 3 Development Proposal

### 3.1 Background

The Wahroonga Estate, including the Sydney Adventist Hospital, benefits from a recent Concept Plan approval issued by the Minister for Planning under the provisions of Part 3A of the Environmental Planning and Assessment Act 1979. The key milestones in the statutory planning process are listed below:

- A 'Clause 6 request' was submitted to the Department of Planning on 19 September 2007.
- The Minister declared the proposal to be a Major Project on 12 December 2007.
- The Director General's Environmental Assessment Requirements were issued on 9 April 2008.
- The proposal was declared a 'controlled action' under the Environmental Protection and Biodiversity Conservation Act 1999 on 5 November 2008.
- The State Significant Site listing was gazetted on 18 December 2009.
- The Wahroonga Estate Concept Plan was approved by the Minister for Planning on 31 March 2010.

The Concept Plan approval includes 28,000m<sup>2</sup> of additional floor space for the Sydney Adventist Hospital in the short to medium term. The State Significant Site listing includes site-specific planning controls for the hospital, including zone provisions, floor space limitations and maximum building height controls. Each of these matters is discussed further in **Section 4.2.1**.

A Project Approval is required to facilitate the construction of each of the buildings within the Wahroonga Estate Concept Plan, including the approved hospital additions. An appropriate level of detail is required to enable a more thorough assessment of the environmental, economic and social impacts of the individual components approved under the Concept Plan.

### 3.2 Current Proposal

The Sydney Adventist Hospital is proposing to undertake a series of alterations and additions to the existing buildings to meet the current and ongoing future needs of the hospital, while maintaining its operations during construction. The Project Application seeks consent for works to proceed in stages as described in detail below:

#### Stage 1A

- Expansion of the Clinical Services Building to the west of the existing structure and comprising a Surgical Precinct with the following features:

**Table 1** – Stage 1A Clinical Services Building Additions – Surgical Precinct

Level	Key Features
1	IT Centre servicing the new building and the existing hospital
2	Medical Consulting Rooms for surgeons
3	Day Surgery Support Ward for 20 separate "23 hour" beds Loading Dock Medical Gases Dirty and Clean Linen Rooms
4	Day Surgery Centre, including: <ul style="list-style-type: none"> <li>• Endoscopy Suites</li> </ul>

Level	Key Features
	<ul style="list-style-type: none"> <li>Flexible Operating Theatre</li> <li>Pre Operative and Post Operative Beds</li> <li>Waiting and Change Room Facilities</li> <li>Pre Admission Centre (PAC)</li> <li>CSSD Expansion</li> <li>Associated Storage</li> </ul>
5	Operating Theatre Expansion, including: <ul style="list-style-type: none"> <li>Five theatres, including support scrub, anaesthetic and clean up rooms</li> <li>Waiting and change room facilities</li> <li>Pre operative beds (nb post operative beds in refurbished area of existing CSB)</li> <li>Associated Storage</li> </ul>
6	Plant Room above theatres with additional plant serving down to Level 1 and up to Level 10 Ward Rooms
7-10	24 bed typical Surgical Ward Floors with central nurses station and all relevant clinical support and staff rooms, patient sitting rooms and visitors waiting room (total 96 beds)

- Construction of ancillary car parking to meet the needs of the existing hospital and the Stage 1 development, including permanent at-grade car parking accommodating 86 cars to the west and a temporary car parking area to the north-east accommodating 258 cars.
- Upgrade of existing whole-of-site services, including fire services and installation of a new oxygen tank.

### Stage 1B

- Further expansion of the Clinical Services Building to the west of the Stage 1A additions and comprising a Cancer Precinct with the following features:

**Table 2 – Stage 1B Clinical Services Building Additions – Cancer Precinct**

Level	Key Features
2	Radiation Oncology Cancer Centre with associated Bunkers for Linear Accelerators Day Infusion Centre Central Waiting Area Central Compounding Laboratory serving Day Infusion and Radiation Oncology
3	Medical Suites for Cancer Centre Doctors Loading Dock expansion Medical Gases Dirty and Clean Linen Rooms
4	Day Surgery Centre, including: <ul style="list-style-type: none"> <li>Endoscopy Suites</li> <li>Flexible Operating Theatre</li> <li>Pre Operative and Post Operative Beds</li> <li>Waiting and Change Room Facilities</li> <li>Pre Admission Centre (PAC)</li> <li>CSSD Expansion</li> <li>Associated Storage</li> </ul>
5	Operating Theatre Expansion, including: <ul style="list-style-type: none"> <li>Five theatres including support scrub, anaesthetic and clean up rooms</li> </ul>

Level	Key Features
	<ul style="list-style-type: none"> <li>Waiting and change room facilities</li> <li>Pre Operative Beds- Post Operative Beds in refurbished area in the existing CSB Building</li> <li>Associated Storage</li> </ul>
6	Plant Room above theatres with additional plant serving down to Level 2

- Construction of a new multi-level car parking structure to the north of the Clinical Services Building and in the current location of the at-grade car park. The new structure will provide approximately 1070 spaces for use by staff and hospital visitors, of which 320 spaces will replace the previous provision in the at-grade car park.

## Stage 2

- Construction of the Concourse which is a covered walkway/verandah-like structure between the CSB and San Clinic Buildings. It will provide a linkage to the main hospital entry and patient admissions area in the existing building via a series of stairs and escalators connecting Level 2, 3 and 4.
- Construction of the Arrival Podium to provide a new entry to the hospital and a link between the multi-level car park to the Clinical Services Building and SAN Clinic.
- Construction of the Faculty of Nursing which is a 3-4 storey building along The Comenarra Parkway frontage and accommodating the School of Nursing, The Australian Research Institute and other educational support facilities. Access to the Faculty of Nursing will be within the Campus and off the main circulation road.
- The main entry road from Fox Valley Road to the hospital car park will be updated to meet the demands of the additional floorspace.

## Stage 3

- Demolition of the existing Shannon Building, male residences and workshops once the Clinical Services Building has been constructed, including bunkers for the replacement lineal accelerators. This represents a reduction in the existing floorspace of 2,569m<sup>2</sup>.
- Construction of the new Shannon Building and ancillary staff car parking will proceed following demolition of the existing structures and will accommodate the following uses and activities:

**Table 3 – Stage 3 Shannon Building**

Level	Key Features
2	Staff car parking
3	Materials handling, accessible between the CSB and nw Shannon Building Associated staff car parking
4	Void space over Level 3 creating a high level warehouse
5	Ten birthing rooms 15 Intensive Care Unit/Critical Care Unit beds Direct connection to the hot floor of theatres
6	Plant Room above the hot floor with additional plant serving down to Level 3 and up to Level 12 Ward Rooms and Maternity Rooms
7-12	Typical 32 bed Ward Floors and Maternity Floors (total 192 beds)

The total capital investment value of the proposed works is \$198 million.





## 4 Planning Context

### 4.1 NSW State Plan

The State Plan focuses on five activity areas for the NSW State Government:

**Rights, Respect and Responsibility** – the justice system and services that promote community involvement and citizenship.

**Delivering Better Services** – key services to the whole population including health, education and transport.

**Fairness and Opportunity** – services that promote social justice and reduce disadvantage.

**Growing Prosperity Across NSW** – activities that promote productivity and economic growth, particularly in rural and regional NSW.

**Environment for Living** – planning for housing and jobs, environmental protection, arts and recreation.

The Plan includes goals for the Government to work towards, accompanied by priorities to achieve these goals. Targets have also been set, where possible. The goals, targets and priorities that are relevant to the proposed expansion of the Sydney Adventist Hospital are listed below:

**Table 4 – Achievement of State Plan Goals, Priorities and Targets**

Goal	Priority	Target	Comment
<b>Healthy Communities</b>	Improved access to quality healthcare	Achieve national benchmarks for timely access to emergency departments and surgical treatment by 2008.	The proposed expansion of existing services at the SAH will result in indirect benefits to public hospitals in the local area, including Hornsby Hospital.
<b>An Effective Transport System</b>	Increasing share of peak hour journeys on a safe and reliable public transport system	Increase the journeys to work in the Sydney metropolitan region by public transport to 25% by 2016.	The Wahroonga Estate Concept Plan approval includes a number of mechanisms which seek to increase the use of public transport and minimise reliance on private motor vehicles.
<b>NSW: Open for Business</b>	Increased business investment. More people participating in education and training throughout their life.	Increase business investment in NSW. Increase participation in vocational education and training from 11.7 to 16% by 2016.	The proposed expansion will result in a substantial investment being made in NSW and the creation of additional high skilled and high wage employment opportunities, in line with the Government objectives. The construction of the Faculty of Nursing will result in improved education opportunities.
<b>Improved Urban Environments</b>	Jobs closer to home.	Increase the number of people who live within 30 minutes of a city or major centre by public transport in metropolitan Sydney.	The Sydney Adventist Hospital is well located in terms of access to a highly skilled workforce. It is anticipated that the proposed expansion of the hospital, combined with the approved residential development on the balance of the Wahroonga Estate, will make a significant contribution in terms of providing jobs closer to home.

## 4.2 State Environmental Planning Policies

### 4.2.1 State Environmental Planning Policy (Major Development) 2005

Clause 6 of the Major Projects SEPP identifies development that, in the opinion of the Minister, is development that is described in the provisions of the SEPP and is declared to be development to which the provisions of Part 3A of the Environmental Planning and Assessment Act 1979 (EPAA) applies.

Schedule 1 of the Major Projects SEPP lists the types or classes of development that may be considered as Part 3A projects. The classes of development may be subject to thresholds, such as a minimum total capital investment value. Group 7 of Schedule 1 includes the following:

#### *Group 7 Health and public service facilities*

#### *18 Hospitals*

- (1) *Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:*
  - (a) *day surgery, day procedures or health consulting rooms, or*
  - (b) *accommodation for nurses or other health care workers, or*
  - (c) *accommodation for persons receiving health care or for their visitors, or*
  - (d) *shops or refreshment rooms, or*
  - (e) *transport of patients, including helipads and ambulance facilities, or*
  - (f) *educational purposes, or*
  - (g) *research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or*
  - (h) *any other health-related use.*
- (2) *For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.*

The project has a capital investment value of approximately \$198 million, which significantly exceeds the minimum threshold. Accordingly, the Minister's opinion is sought that he proposed development is a Major Project under the provisions of the SEPP.

Further, Schedule 3 of the Major Development SEPP was recently updated by listing the Wahroonga Estate, which includes the Sydney Adventist Hospital, as a State Significant Site. This listing means that the local planning provisions no longer apply to the site and the Major Development SEPP controls are now relevant to all future planning proposals. The key controls are listed and discussed below:

**Table 5 – Major Development SEPP – Key Controls**

Control	Application	Comments
<b>Land Use Zoning (Clause 14)</b>	Zone SP1 Special Activities - Health Services Facility The zone objectives are as follows: (a) to provide for special land uses that are not provided for in other zones, (b) to provide for sites with special natural characteristics that are not	The hospital was previously zoned 5(a) Special Uses (Hospital) under the provisions of Ku-ring-gai Planning Scheme Ordinance. The new zone under the SEPP listing represents a like-for-like swap, based on the provisions of the Standard Instrument.

Control	Application	Comments
	<p>provided for in other zones,</p> <p>(c) to facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</p> <p>Development that is permitted only with development consent is limited to:</p> <p>earthworks; roads; the purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.</p> <p>All other development is prohibited – no development that is permitted without consent.</p>	
<b><i>Height and Gross Floor Area Restrictions (Clause 18)</i></b>	<p>Height of buildings: 39.5 metres and 26.5 metres as shown on the Height of Buildings Map.</p> <p>Gross floor area: 115,000m<sup>2</sup> within the identified precinct as shown on the Gross Floor Area Map (excluding floorspace of dwellings).</p> <p>This clause does not apply to a Part 3A project where a concept plan has been approved with building (or buildings) that exceed the height and/or gross floor area restrictions.</p>	<p>The proposed development complies with the height and gross floor area controls. The height of the buildings is less than the existing main building, which is understood to have dictated the maximum building height for the hospital precinct.</p> <p>The total additional gross floor area for the hospital is 27,938m<sup>2</sup>, which equates to a total floorspace of 86,099m<sup>2</sup> once the staged additions have been completed, taking into account the demolition of the existing Shannon wing and associated structures. The Faculty of Nursing has a total gross floor area of 3,500m<sup>2</sup>.</p>
<b><i>Preservation of Trees or Vegetation (Clause 23)</i></b>	<p>A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree to which this clause applies without development consent or a permit from council.</p> <p>This clause does not apply to a tree that council is satisfied is dying or dead and is not required as the habitat of native fauna. It also does not apply to a tree that council is satisfied is a risk to human life or property.</p>	<p>The proposed development is generally located within the existing footprint of the existing hospital development, including the ancillary car park. Accordingly, the proposed impact on the existing vegetation is minimal. Shade trees in the at-grade car park will need to be removed and development consent is sought for their removal as part of the Project Application.</p>
<b><i>Public Utility Infrastructure (Clause 25)</i></b>	<p>Development consent must not be granted unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required, including:</p> <ul style="list-style-type: none"> <li>(a) supply of water,</li> <li>(b) supply of electricity or gas,</li> <li>(c) disposal and management of sewage</li> </ul> <p>This clause does not apply to providing, extending, augmenting, maintaining or repairing any public utility infrastructure.</p>	<p>Significant consultation has already taken place with the relevant service authorities to ensure that adequate services are currently available or will be made available to meet the needs of the expanded hospital.</p>

Clause 6(2) of the State Significant Site listing for the Wahroonga Estate provides that Clauses 8–15, 17, 21–25 and 27 do not apply to a project to which Part 3A of the Act applies. The clauses that are specifically excluded include:

- Land use zones, objectives and permissibility.
- Subdivision consent requirements.
- Exceptions to development standards—other development (ie non-Part 3A).
- Bushfire hazard reduction.
- Preservation of trees or vegetation.
- Heritage conservation
- Public utility infrastructure.
- Temporary use of land.

#### 4.2.2 Other State Environmental Planning Policies

The other State Environmental Planning Policies that will need to be considered are listed and briefly discussed as follows:

**State Environmental Planning Policy No 19 – Bushland in Urban Areas** – this SEPP aims to protect and preserve bushland within the urban areas. Development consent is required for any disturbance to bushland zoned or reserved for public open space purposes. The consent authority must be satisfied that any disturbance is essential for a public interest and there is no reasonable alternative. A comprehensive survey and assessment of the potential impact on urban bushland was undertaken as part of the Concept Plan assessment and approvals process. The works proposed in this Project Application are well setback from the existing bushland and will not create any additional impacts.

**State Environmental Planning Policy 55 – Remediation of Land** - SEPP 55 states that land must not be rezoned or developed unless contamination has been considered and, where relevant, land has been appropriately remediated. Stage 1 assessments previously undertaken for the site have confirmed that the site is suitable for the proposed use.

**State Environmental Planning Policy (Infrastructure) 2007** - this SEPP assists the NSW Government, local councils and the communities they support by simplifying the process for providing public infrastructure. The SEPP also provides for the referral of major traffic generating developments to the NSW Roads and Traffic Authority (RTA). Schedule 3 states that a hospital development with 200 or more beds needs to be referred to the RTA. The proposal includes more than 200 beds and as such, we would anticipate that the Project Application will require a referral to the RTA, even though the proposal is consistent with the Concept Plan approval.

### 4.3 Regional Planning Policies

#### 4.3.1 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy aims to guide growth and change in the Sydney Metropolitan Region over the next 25 years. The Strategy has been prepared with five aims, three of which are directly relevant to the proposed redevelopment of this site and discussed further below:

**Economic competitiveness** – the Strategy aims to maintain or increase the value of Sydney’s contribution to Gross Domestic Product. The proposed expansion of the hospital will have a number of positive economic impacts, taking into account the increased employment and both direct and indirect spending.

**Protect the environment** – the Strategy aims to avoid any increase in Sydney's environmental footprint per capita. It is considered that the provision of a significant investment in an existing hospital facility is a positive environmental outcome, taking into account the upgrade and ongoing use of existing facilities and infrastructure.

**Improve governance** – it is considered appropriate to utilise the Part 3A legislation to advance the proposal to enable the timely delivery of the proposed additions and allow for the expanded health services.

The Department of Planning recently released Sydney Towards 2036. This document is intended to inform the five year review of the Metropolitan Strategy and was publicly exhibited from 17 March 2010 to 30 April 2010. The chapters of the discussion paper that are of particular relevance to this proposal are listed and briefly discussed below:

**Making Sydney climate change ready** – the proposed redevelopment is aligned with objectives for the continuing economic development of the Sydney North Subregion. It is also consistent with the provisions of Sydney Towards 2036, including the objective of clustering jobs and other activities.

**More jobs in the Sydney region** – the Sydney Adventist Hospital is one of the major employers within the Ku-ring-gai local government area. It is considered that the provision of additional jobs within an existing facility and within walking distance of a planned residential development is entirely consistent with the provisions of the discussion paper.

**Growing Sydney's value** – the proposed expansion is consistent with the objectives to develop the local economy and boost employment, make better use of existing infrastructure and increase the convenience of and access to social services.

#### 4.3.2 Draft Subregional Strategy for North Subregion

Ku-ring-gai local government is located within the North Subregion as defined by the Sydney Metropolitan Strategy. The draft North Subregional Strategy was on exhibition for community comment until 8 February 2008. The proposed expansion of the hospital is consistent with the key strategies and actions of the Draft Subregional Strategy for the North Subregion as outlined below.

**Economy and employment** – the Draft Strategy recognises the importance of health, community services and education in being a major source of employment within the North subregion. The proposed expansion of the Sydney Adventist Hospital will provide for additional local employment, making a significant contribution to achieving the target of 13,500 jobs within the North subregion by 2031.

**Transport** – it is anticipated that the existing travel demand measures being undertaken within the hospital (eg car sharing, public transport information, etc) will be extended to enable the relevant objectives of the Draft Strategy to be met.

**Environment, heritage and resources** – the Draft Strategy recognises the extensive areas of National Parks, bushland and open space within the subregion. The proposed buildings have been sited and designed to avoid any impacts on the existing bushland area to the west and where possible, significant trees within the existing car park and land surrounding the existing hospital buildings. The Draft Strategy also locates the hospital located within the Lane Cove River sub-catchment. Soil and erosion sediment control measures will be implemented during the future construction to avoid any impacts on the water quality of Coups Creek or further downstream.

#### 4.4 Local Planning Controls and Policies

Clause 5 in the site-specific listing of the Wahroonga Estate under the provisions of Schedule 3 of the Major Development SEPP includes the following statement:

*The only environmental planning instruments that apply, according to their terms, to land within the Wahroonga Estate site are:*

- (a) *this Policy, and*
- (b) *all other State environmental planning policies, other than State Environmental Planning Policy No 1—Development Standards.*

Accordingly, the Ku-ring-gai Planning Scheme Ordinance no longer applies to the site and is not relevant to the preparation or assessment of this Project Application.

Further, the Wahroonga Estate Concept Plan provides the detailed planning provisions for development at the Wahroonga Estate, including the Sydney Adventist Hospital. The Concept Plan approval, including the listed plans and documentation, is now the key reference document for the preparation and assessment of the associated Project Applications.

However, it is appropriate to review the development control plans that apply to the Ku-ring-gai local government area and where relevant, consider the application of those controls to the development proposed in this Project Application. The development control plans that may be of relevance to the proposed alterations and additions to the hospital include:

***Ku-ring-gai Development Control Plan No 31 – Access*** – this DCP aims to ensure that equitable access is provided to all public buildings and spaces. The proposed development will comply with all relevant access requirements, taking into account the specific needs of patients, people with disabilities and parents with prams.

***Ku-ring-gai Development Control Plan No 40 - Construction and Demolition Waste Management*** – a Construction and Demolition Waste Management Plan will be prepared to outline the approach to waste minimisation and management.

***Ku-ring-gai Development Control Plan No 43 – Car Parking Code*** - a comprehensive review of car will be undertaken to ensure that adequate car parking is available on site during both the construction and operational phases. This may also include the management of the temporary car parking areas to address patient comfort and staff safety, particularly for night shift workers.

***Ku-ring-gai Development Control Plan No 47 – Water Management*** - an integrated water cycle management strategy, addressing the principles and requirements of on-site detention for flood control and requirements to control the rate of stormwater runoff, was adopted under the Concept Plan approval and in accordance with Ku-ring-gai DCP 47. It is anticipated that the agreed measures will be complied with for the purposes of the hospital expansion.

## 5 Key Issues and Management Measures

### 5.1 Social and Economic Benefits

Urbis has been engaged to undertake a Social and Economic Benefits Analysis to gain a thorough understanding of the current and likely future role of the Sydney Adventist Hospital within NSW, the North Subregion and the Ku-ring-gai local government area. It is anticipated that this analysis will focus on the following key areas:

- Economic benefits assessment.
- Health and social benefits assessment.
- Impact assessment and mitigation measures

The economic benefits assessment is not intended to be a comprehensive economic impact assessment as this level of detail is not considered to be necessary taking into account the existing development and the work already undertaken in association with the Wahroonga Estate Concept Plan. Rather, this assessment would provide a high level overview of the role of the Sydney Adventist Hospital and its importance to the State, regional and local community, taking into account both its existing and proposed services.

### 5.2 Built Form and Urban Design

Morris Bray Architects have been engaged to prepare the architectural drawings for the proposed alterations and additions to the hospital. It is anticipated that the architectural drawings and associated documentation to be prepared by Morris Bray will include:

- Site analysis plan.
- Site plan and development staging plan.
- Floor plans.
- Elevations and sections.
- Shadow diagrams.

Urbis has been engaged to undertake a Visual Impact Analysis to assess the potential impact of the proposed building on the local visual catchment and the landscape character of the site.

### 5.3 Landscape

Site Image has been engaged to prepare the landscape concept design for the site, which will align the philosophy and values of the Sydney Adventist Hospital and the ability of the landscape to provide places of respite, care and nurturing, as well as contributing to elevation of the human spirit.

The key issues relating to the landscape include:

- Bushland Interface: protecting, enhancing and managing the landscape to meet both ecological, slope protection and APZ requirements.
- Existing Landscape Amenity: incorporating, removing and/or replacing existing trees and vegetation as considered appropriate to achieve a coordinated landscape setting for the hospital.
- Masterplanning: the landscape concept will consider the roadway hierarchy, open space and landscape arrangement, creating new car park areas, new major entries and civic spaces. The existing landscape identity and amenity will be enhanced, including the garden, lawn, terrace and forecourt surrounds to the new buildings. The landscape concept will be coordinated including civil, structural, hydraulic/irrigation, electrical, security and other infrastructure elements.

- Staging: the proposed staging of the development will be accommodated by the existing and proposed landscape, including temporary car parks, construction staging, tree protection, and new garden areas.
- Approvals: appropriate separable but coordinated approvals and construction design and documentation packages of documents, coordinated with the project team documentation.

Overall, the landscape concept will be designed to provide a highly legible and functional landscape that reflects the core values of the hospital, integrates with adjoining precincts of existing and proposed bushland and land uses and provides a significant contribution to the greater community.

## 5.4 Bushfire Protection

Australian Bushfire Protection Planners Pty Limited (ABPP) has been engaged to continue their previous work in association with the Wahroonga Estate Concept Plan. ABPP consulted with the NSW Rural Fire Service on an ongoing basis, including ongoing meetings throughout the preparation and assessment of the Concept Plan.

Agreement was reached that development within the Hospital Precinct could be identified as 'core' and 'non-core' hospital uses, with 'core' use being identified as Patient Wards, Operating Theatres and areas of Patient Care and 'non-core' use identified as Offices, Doctors Consulting Rooms and other non-patient care areas. The significance of this separation of use is that the 'core' hospital use is to be assessed under the provisions of 'Special Fire Purpose Development' as defined by Planning for Bushfire Protection 2006. All other uses can be assessed using the requirements of the specific land use classification as defined by the Building Code of Australia and the specific requirements of this classification as defined by Planning for Bushfire Protection 2006.

ABPP will review the location of the boundary of the SP1 – Special Activities (Hospital Precinct) and the E2 – Special Activities zone boundary to confirm compliance of the proposed buildings in the Hospital Precinct with the NSW Rural Fire Service's requirements, including that the non-core and core setbacks. The review will also examine the provision of emergency service access provisions and water supplies for fire fighting operations, the management of Asset Protection Zones and the review of the emergency management arrangements for the Hospital, including arrangements which address bushfire events in the local area and within the Coups Creek corridor.

## 5.5 Transport, Traffic and Car Parking

The Wahroonga Estate Concept Plan approval includes the reconstruction and upgrade of existing traffic infrastructure and roadworks, as well as mechanisms to reduce the reliance on private motor vehicles as a means of transport. It will be important to establish the level of contribution of the hospital and associated staging of the required works, in the context of the broader residential, commercial, educational, retail and community uses approved across the Wahroonga Estate.

Transport and Traffic Planning Associates Pty Ltd have been engaged to assess the potential transport, traffic and parking implications of the proposed hospital additions, including:

- Transport Management and Accessibility - the travel mode goals and availability of transport services will be assessed in the context of the overall Wahroonga Estate. The provisions listed in the Concept Plan, including the requirements for a Work Place Travel Plan, Transport Access Guide and Bicycle and Pedestrian Linkages Plan, will be addressed in the Environmental Assessment.
- Traffic Generation and Road/Intersection Capacity - the projected future traffic generated by the proposed hospital additions will be assessed in the context of the travel mode goals and the overall Wahroonga Estate development, including the staging of the development.
- Parking and Servicing - the projected future demands for car parking will be assessed having regard to established relationships and peak demand circumstances as well as the travel mode goals.



## 5.6 Ecologically Sustainable Development

Umow Lai has been engaged to investigate the use of Ecological Sustainable Development (ESD) elements in the final building design. The initiatives that are to be considered include:

- **Passive Building Design:** Passive design features significantly reduce energy consumption through passive means. Initiatives such as optimal building orientation, window shading strategies, specific façade design, thermal mass technologies, natural daylighting and natural ventilation will be investigated in collaboration with the architect to produce a naturally energy effective building envelope.
- **Central Plant:** A range of energy efficient plants are to be investigated by the engineering team to provide maximum benefit to the operational requirements of the development. Energy-recovery systems that capture waste heat, low temperature variable air volume systems, or even thermal energy storage using phase change materials may be investigated. Further, a tri-generation system, utilising the waste heat from an electricity generator to produce both hot and chilled water for air-conditioning, will also be considered, supplemented with building-integrated photovoltaic systems of energy generation.
- **HVAC Strategies:** The heating, ventilation and air-conditioning (HVAC) systems to be considered include a displacement ventilation system, variable air volume with thermafuse control, fan coil units, and active chilled beams. Wherever possible, natural ventilation providing fresh outside air will be utilised to minimise air-conditioning energy consumption. A prime example is in the entry atrium, which is expected to be naturally ventilated.
- **Water Efficiency:** In addition to using high-end WELS rated fixtures and fittings, a rainwater harvesting and recycling system is to be investigated for inclusion in the project. The harvested water would be reused in toilet flushing and landscape irrigation, which is to comprise drought-tolerant native vegetation, subsoil drip systems and soil moisture sensor controls.
- **Advanced Building Control:** Careful design of the Building Management System (BMS) will provide substantial energy saving opportunities. Examples include: economy cycle using favourable ambient outside air for natural ventilation, variable speed drives to match the cooling demands of the individual zones, CO<sub>2</sub> sensors in return air ducts to match the ventilation with the occupancy of the space, electrical sub-metering to ensure sufficient data is available to facility management to allow for fine-tuning of the equipment and early detection of operational problems such as leaks.
- **Green Star Benchmarking:** The Green Star Healthcare tool provides a holistic ‘whole-building’ approach. The framework establishes nine categories of ESD principles: management, indoor environment quality, energy, transport, water, materials, ecology, emissions and innovation. Points are awarded across each category for positive designs and verified through independent third-party assessments. The SAH will seek to benchmark a 4-star Green Star rating, which represents “Best Practice” in sustainable building design.

It should be realised that not all of the above elements will be capable of being accommodated within the development. It is anticipated that each of the potential ESD elements will be assessed further during the detailed design process to ensure that they are economically feasible, value for money in terms of their performance and in accordance with the requirements of relevant authorities. Further, additional ESD initiatives will be captured by other components of work, including the transport related initiatives to encourage walking, cycling and use of public transport and the waste minimisation and management measures to reduce waste during the demolition, construction and operational phases.

## 5.7 Stormwater and Civil Works

C&M Consulting Engineers Pty Ltd has been engaged to undertake the required civil works, which are listed and briefly discussed below:

- **Sediment and Erosion Control:** Temporary sediment and erosion control measures will be designed to be incorporated into the construction works and sequencing of the project to ensure that the proposed construction activities on site do not pollute local drainage systems nor have a detrimental effect on downstream waterways.
- **Bulk Earthworks and Retaining Walls:** Bulk earthworks will be designed to achieve as close to a balanced cut to fill as practical, taking into account the final building, road and car parking levels. Retaining walls and batter slopes (permanent and temporary) will be designed based on the recommendations contained with the project's geotechnical report.
- **Stormwater Drainage:** Stormwater drainage will be designed to collect and convey stormwater drainage via a conventional piped stormwater drainage system for storm events up to and including a 1 in 20 year Average Recurrence Interval (ARI) storm event. Provision will be made for the safe conveyance of storms via overland flow paths for storm events up to the 1 in 100 year ARI storm event. Adequate freeboard will be provided within defined overland flow paths to allow some protection from overland flows generated from storm events larger than a 1 in 100 year ARI event. Stormwater pollution control devices will be incorporated into the site stormwater drainage system to assist with the removal of sediment, oils and hydrocarbons from stormwater runoff from the road and car park areas.
- **Roads and Car Parks:** New roads will be designed and documented so that the geometry complies with relevant standards. Swept turning paths of suitable design vehicles will be reviewed and considered in the design. Traffic control staging plans will be provided in accordance with the RTA Traffic Control at Worksites Manual. This will allow staging of construction works while maintaining vehicle access to the hospital facilities.
- **Pedestrian Walkways/Footways and General Site Grading:** The proposed pedestrian walkways and footways within the hospital site will be designed and documented. Locations and treatments shall be provided by the architect and landscape architect. The grading of site areas between the buildings and roads shall be designed to ensure that the areas are adequately drained. Pedestrian control staging plans will be provided in accordance with the RTA's Traffic Control at Worksites Manual to allow staging of the construction works while maintaining pedestrian access to hospital facilities.

All works will be undertaken in accordance with relevant design standards, codes and other statutory and authority requirements, including:

- Ku-ring-gai Council Civil Works Specification.
- Ku-ring-gai Council Water Management Development Control Plan.
- Managing Urban Stormwater: Soils and Construction Manual.
- Australian Rainfall & Runoff.
- Australian Water Quality Runoff.
- AS3500.3 - Stormwater Drainage.
- AS 2890.1 - Off Street Car Parking.
- AS 2890.2 - Commercial Parking Facilities.
- AS 1742 - Manual of Uniform Traffic Control Devices.
- New South Wales Roads & Traffic Authority (RTA) Traffic Control at Worksites Manual.
- Austroads – Pavement Design: A Guide to the Structural Design of Road Pavements.

## 5.8 Infrastructure and Services

It is proposed to consult with each of the relevant utility/service providers and relevant emergency services to ensure that any potential requirements arising from the development can be met, as outlined below:

- **Water:** previous investigation with Sydney Water concluded that water main amplification will be required to meet the needs of the proposed additions. Initiatives to reduce water demand will be included within the proposal (eg on-site potable cold water storage tanks and on-site rainwater harvesting).
- **Sewer and Trade Waste:** the proposal will result in additional sewage/waste water discharge to the sewer main, however, previous investigation with Sydney Water concluded that the existing main has adequate capacity. A number of waste water systems will be required, as shown below:

**Table 6 – Major Development SEPP – Key Controls**

Process	Threats to Sewer System	Minimum Pre-Treatment Requirements
Commercial Kitchens and Cafeterias	BOD, suspended solids, grease and high temperature water	Appropriate sized grease arrestor
X-Rays	Trade waste drainage – silver, ammonia, sulphite – on-site containment.	Rinse water discharge only
Laboratory Waste	Chemicals	Dilution pit with dosing
Plaster Casts	Suspended solids	Appropriate sized plaster arrestor
Commercial Laundry Boiler blow down	High temperature hot water	Cooling pit.
Nuclear Medicine Waste	Radioactive Waste (Iodine 131)	Storage detention and dilution.

- **Power and Telecommunications:** the site will generate a need for additional power supply and telecommunications. Consultation with the relevant authorities will occur to ensure that adequate services are made available, through the existing services and the proposed additional substations shown on the site plan.
- **Gas:** the proposed additions will result in increased demand for natural gas as mechanical heating boilers, kitchen appliances and potable hot water heaters will be supplied with natural gas. Once gas loadings are defined, calculations will be carried out to confirm the existing gas supply will be adequate.
- **Fire:** the location and design of the proposed fire control room will be confirmed through consultation with the NSW Fire Brigade.



## 6 Community and Stakeholder Consultation

A significant amount of community and stakeholder consultation has already been undertaken in association with the preparation and assessment of the Wahroonga Estate Concept Plan and State Significant Site listing. This included:

- Community Reference Group (CRG): this group provided a forum for stakeholders to access information and prepare detailed and informed submissions throughout the process. The CRG also aimed to assist the Department of Planning gain a better understanding of key stakeholder concerns.
- Consultation with government agencies: a number of government agencies were consulted during the preparation and assessment of the Concept Plan. Formal responses were provided to the Department of Planning to input into the preparation of the Director-General's Environmental Assessment Requirements. Additional dialogue occurred in preparing specialist reports including:
  - Department of the Environment, Water, Heritage and the Arts.
  - NSW Department of Environment and Climate Change.
  - NSW Rural Fire Service (RFS).
  - NSW Department of Health.
  - NSW Roads and Traffic Authority.
  - NSW Transport and Infrastructure.
  - NSW Heritage Council.
  - Railcorp.
  - Sydney Buses.
  - Hornsby Council.
  - Ku-ring-gai Council.
- Community consultation: Johnson Property Group (JPG), the Australasian Conference Association (ACA) and the Sydney Adventist Hospital (SAH) conducted staff information and consultation sessions to inform the Estate community and end users of the proposal and obtain knowledge and opportunity for constructive feedback.

Consultation was also undertaken with the surrounding residents and land owners, including a letterbox drop and public information day arranged by the proponent and the formal exhibition of the Concept Plan by the Department of Planning.

The Project Application is generally consistent with the provisions of the Concept Plan approval and as such, it is proposed that additional consultation will be limited. This is likely to include:

- NSW Roads and Traffic Authority: the RTA was previously consulted during the assessment of the Concept Plan and the current Project Application complies with the additional floorspace approved under that approval. As such, it is anticipated that further consultation will be limited to the resolution of the Deed of Agreement between the Proponent and the RTA and any statutory obligations arising from the Infrastructure SEPP.
- NSW Rural Fire Service: consultation has already commenced with the RFS to ensure that the draft architectural drawings adequately respond to bushfire protection issues. It is anticipated that additional consultation will be required as the detailed analysis progresses, including further review and resolution of the vegetative boundary and confirming the core and non-core setback provisions.

- Ku-ring-gai Council: Consultation will be undertaken with the relevant officers from Ku-ring-gai Council to confirm that the detailed design work is being undertaken in accordance with Council's relevant standards.
- Servicing Authorities: It is anticipated that further consultation will be required with the relevant servicing authorities (eg Sydney Water, etc) to ensure that adequate services are currently available or can be made available to service the proposed additions.

As the proposed development complies with the provisions of the Major Development SEPP and the Wahroonga Estate Concept Plan, it is considered that consultation with the community is not required prior to the public exhibition of the Environmental Assessment in accordance with the Part 3A provisions.

## 7 Summary

This Clause 6 Request and Preliminary Environmental Assessment have been prepared on behalf of Sydney Adventist Hospital and are submitted to the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (Major Development) 2005.

The report has provided a comprehensive overview of the proposal and has clearly demonstrated that the project is appropriately categorised as a type of development described in Schedule 1, Group 7 of the Major Development SEPP. Accordingly, the Sydney Adventist Hospital formally requests that the Minister declare, under the provisions of Clause 6, that the proposed development is a type of development to which the provisions of Part 3A applies.

It is also requested that the Director-General of the Department of Planning issue the Environmental Assessment Requirements for the Project Application in accordance with Section 75F of the Environmental Planning and Assessment Act 1979.

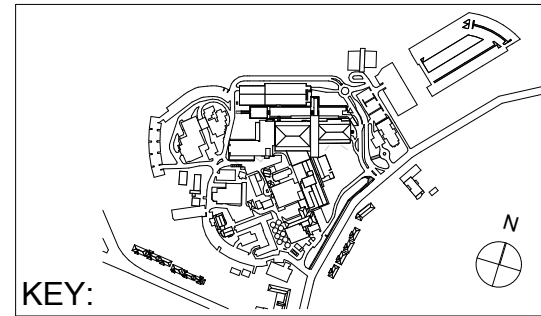
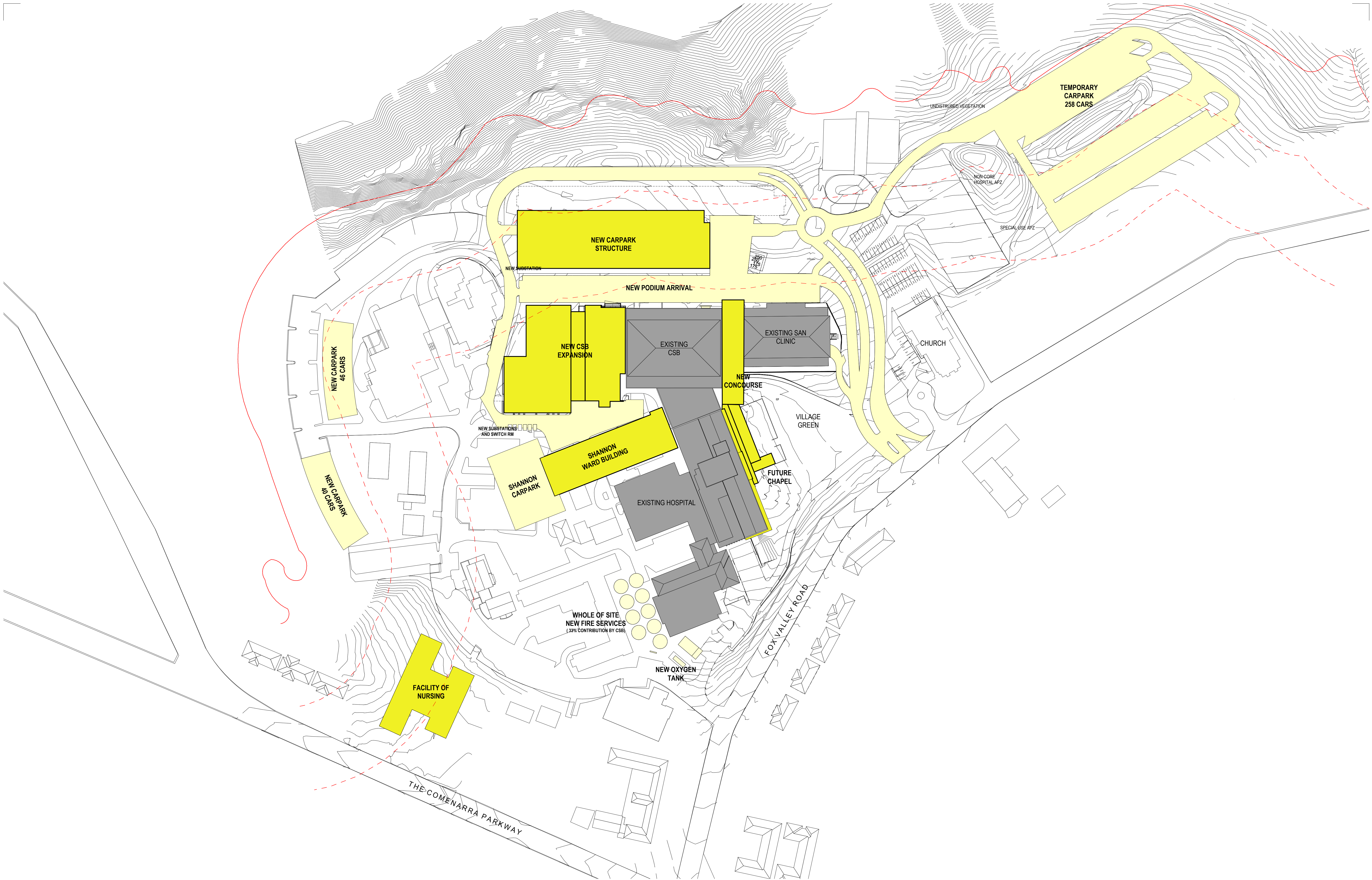




## Appendix A      Development and Staging Plans







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	A	NE	27.04.10	Approval		

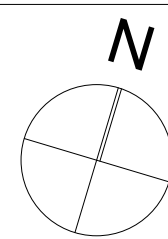
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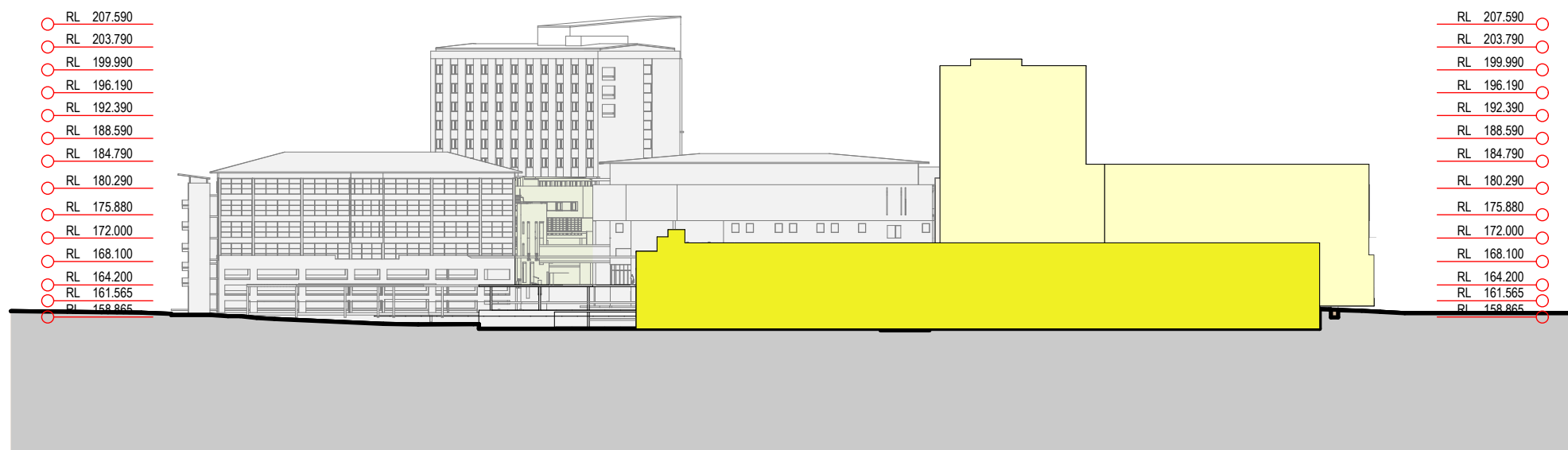
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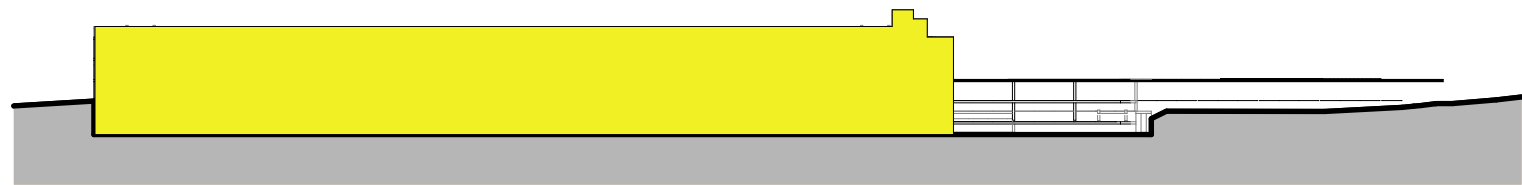
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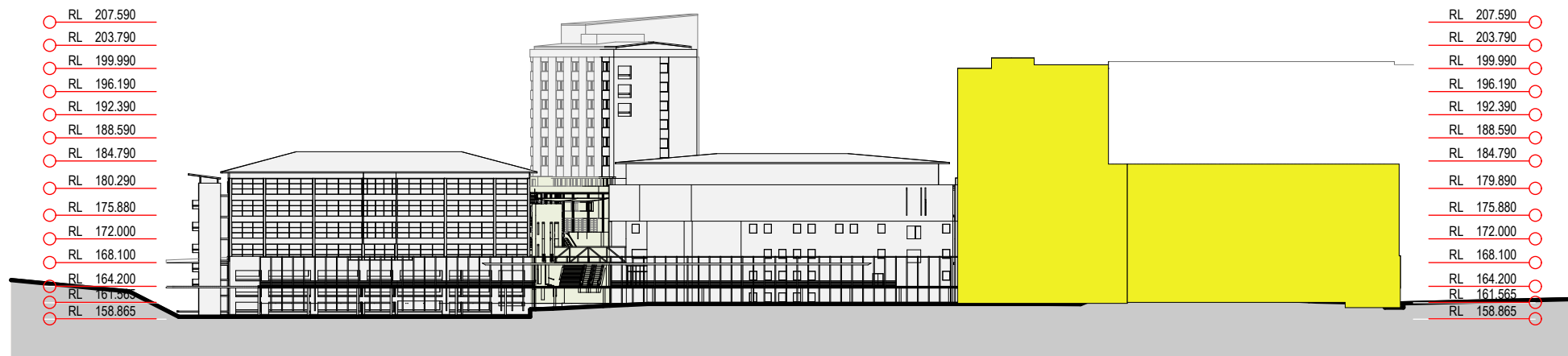




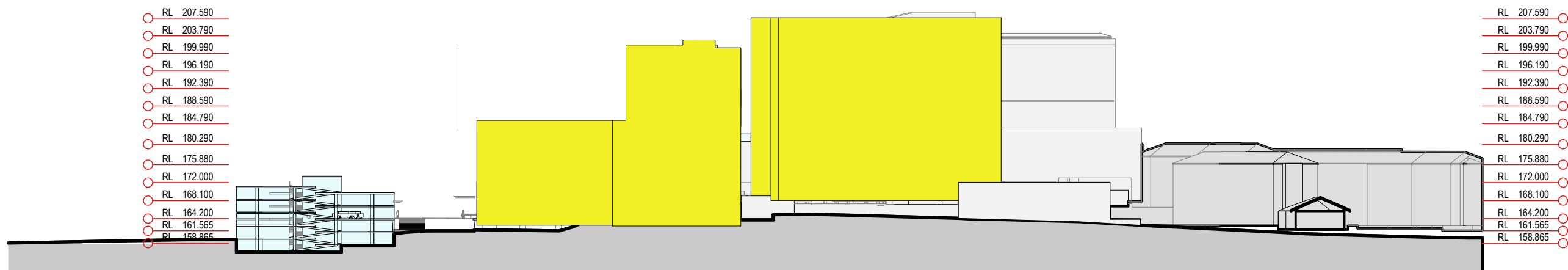
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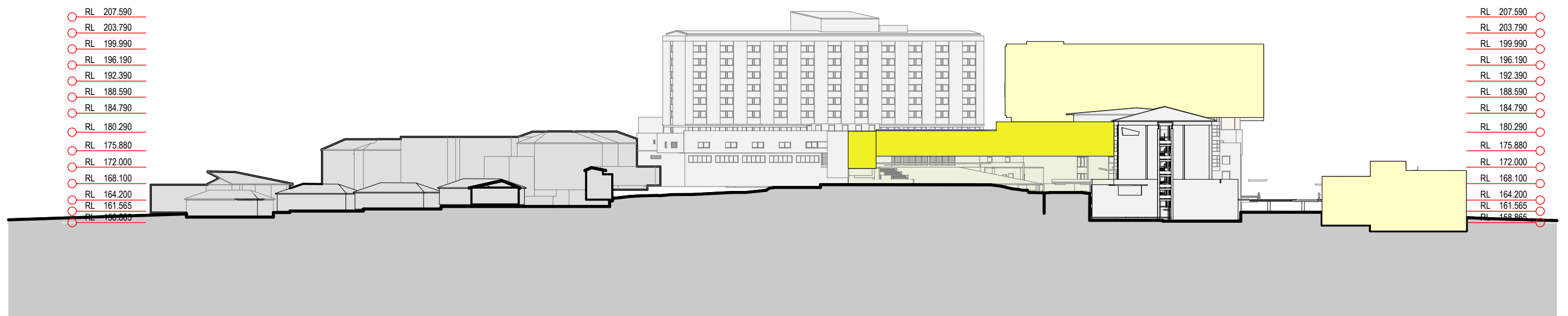
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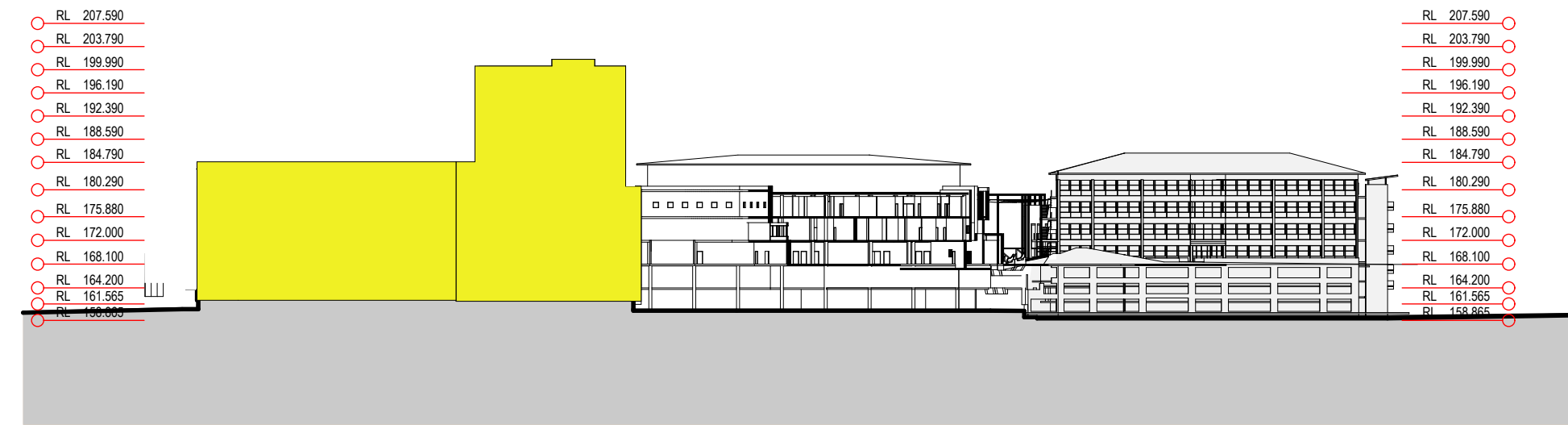
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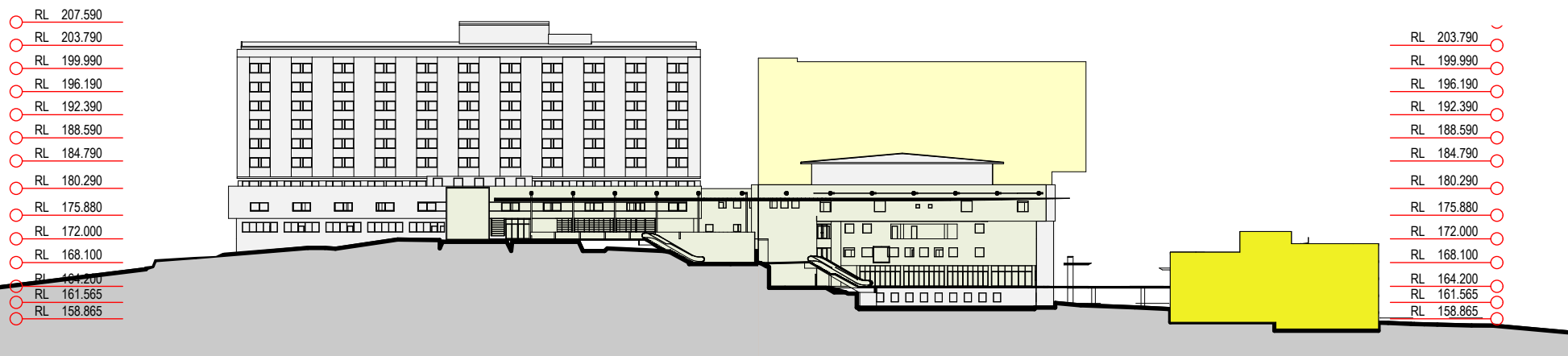
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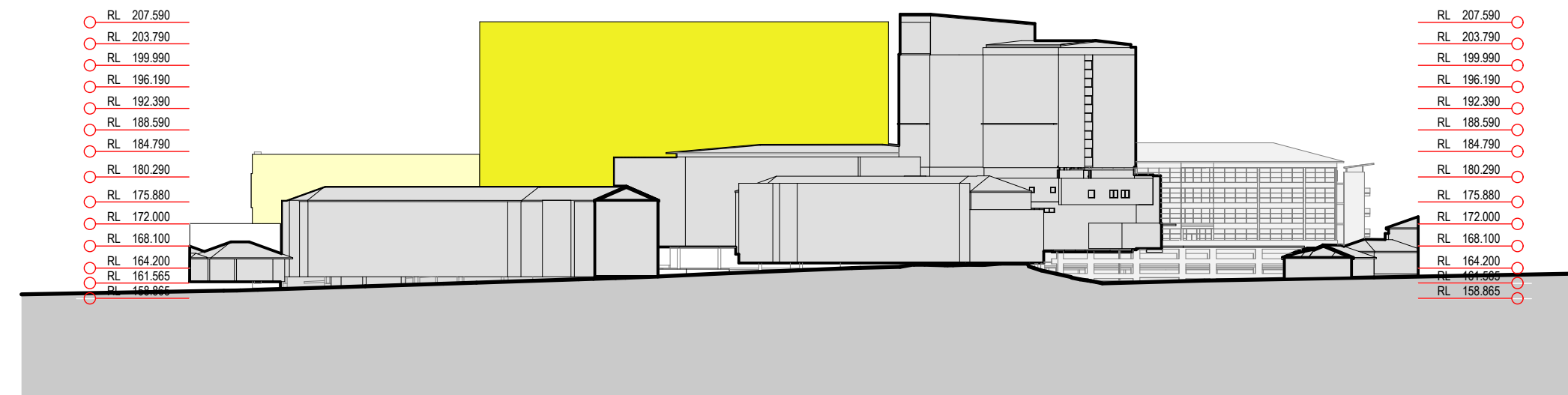
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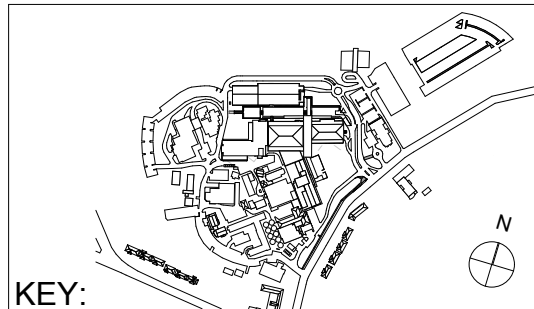
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07 SITE EAST ELEVATION/ SECTION  
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08 SITE SOUTH ELEVATION  
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KEY:

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03.05.10

27.04.10

Information

Approval

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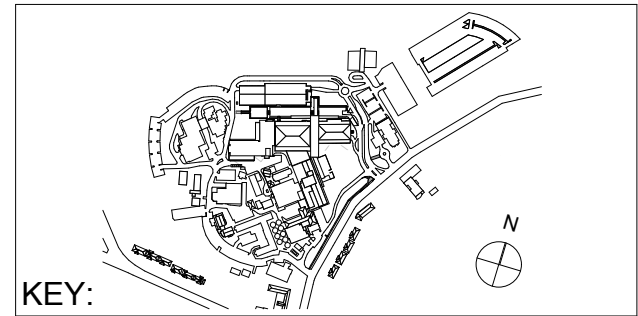
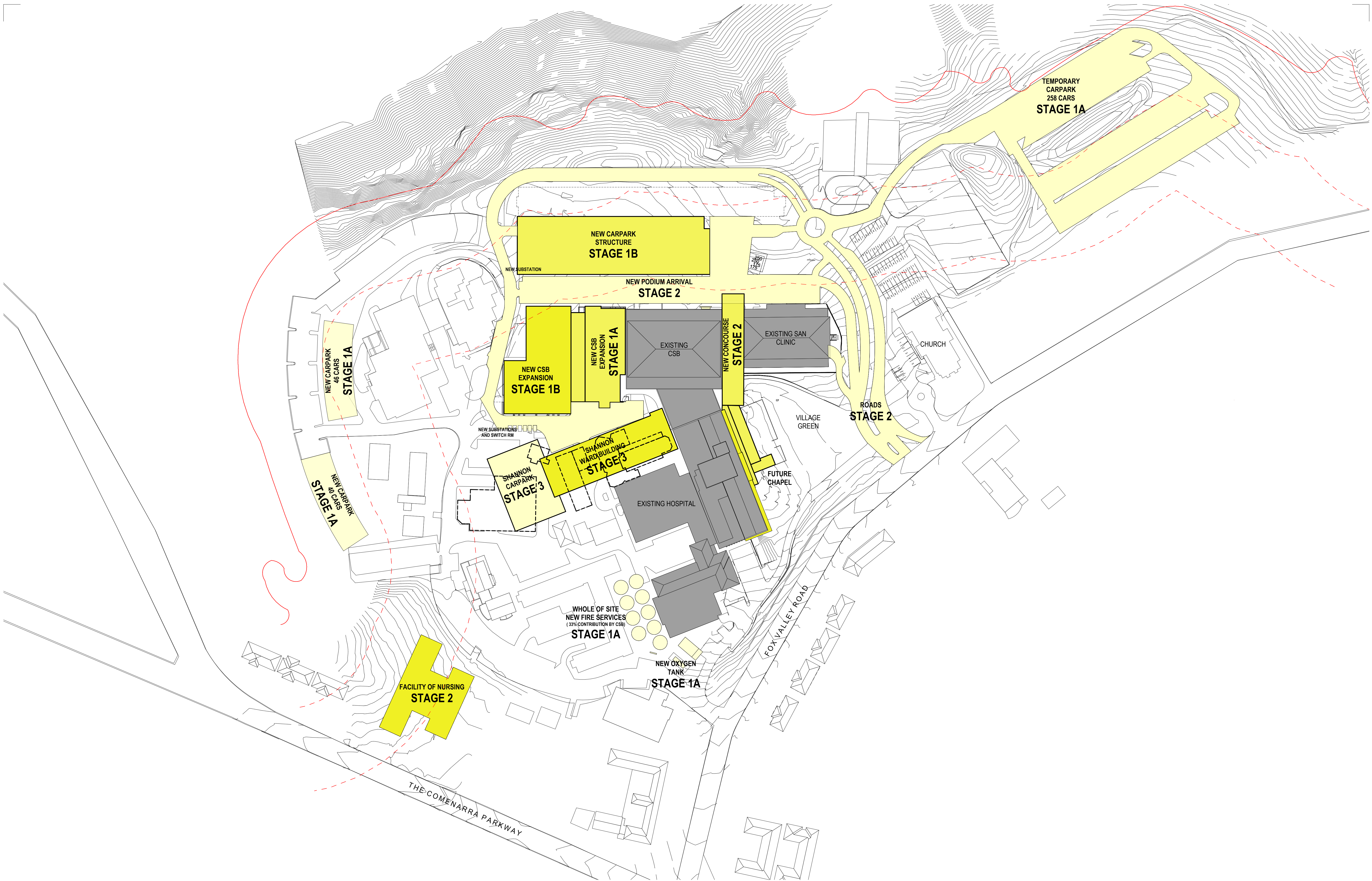
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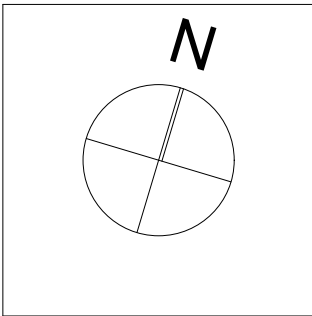
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<p><b>morrisbray</b>architects</p> <p><small>Morris Bray Architects 186-188 Willoughby Rd Crows Nest NSW 2067 Australia ABN 16 001 268 211 NSW Architects Registration Board Nominated Architects: Terry Morris 3354 Garry Bray 3555</small></p>		<p><small>[ P ] +612 9439 6622 [ F ] +612 9436 4673 [ E ] info@morrisbray.com.au [ W ] www.morrisbray.com.au</small></p>		<p><small>area ref: 10001 EA Layout/04 (preapproved)</small></p>	
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