



***MODIFICATION REQUEST:
Sydney Adventist Hospital Alterations
and Additions
185 Fox Valley Road, Wahroonga
(MP10_0070 MOD 4)***

- Modification to the built form of the Education Centre, including the construction of a new five storey expansion, increasing total floor space area to 6,975 sqm (+3,475 sqm)
- Reduction in car parking from 43 to 33 spaces

Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act
1979

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EXECUTIVE SUMMARY

This report is an assessment of a modification application (MP10_0070 MOD 4) lodged by MacoPlan Dimasi, on behalf of Sydney Adventist Hospital (the applicant), that seeks approval for the construction of a five storey addition at the rear of the approved Education Centre and reduce on-site car parking from 43 to 33 spaces.

The site is located on the Sydney Adventist Hospital at 185 Fox Valley Road, Wahroonga, with a primary frontage to The Comenarra Parkway, within the Ku-ring-gai Local Government Area (LGA).

The proposal involves the construction of a new five storey addition at the rear of the approved Education Centre, comprising 3,475 sqm of additional floor area. The application also seeks to modify the layout and provision of on-site car parking, reducing the total car parking spaces from 43 to 33 spaces, 14 of which are proposed to be located within a new basement car park under the proposed five storey expansion. The proposed amendments will provide the approved Education Centre with improved teaching and learning facilities for the current and future students.

In accordance with section 75X(2)(f) of the EP&A Act, the application was made publically available and was exhibited from 17 July 2013 until 15 August 2013, and relevant public authorities and surrounding landowners were notified. The department received three submissions from public authorities and five submissions from the general public. The key issues raised in submissions related to consistency with the concept plan, bulk and scale impacts associated with the proposed building expansion, landscaping and public domain impacts and traffic and car parking impacts.

The proponent provided additional information to respond to the issues raised in the submissions. No further design amendments were proposed by the proponent in response.

The department has assessed the merits of the modification application and considers the key issues associated with the proposal to be: consistency with the concept plan, built form, landscaping and public domain, and traffic and car parking. These issues have been assessed in detail and the department is satisfied that potential impacts can be adequately mitigated and managed to achieve an acceptable level of environmental performance.

The department therefore considers the proposal to be in the public interest and that the application should be approved, subject to conditions.

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1. BACKGROUND

1.1 Concept Plan

On 31 March 2010, the former Minister for Planning approved a concept plan for the Wahroonga Estate Redevelopment (MP07_0166) subject to modifications. The concept plan established five development precincts, with each containing separate GFA controls and restrictions on the type, and maximum number of dwellings. The concept plan granted approval for the following key elements:

- general layout of land uses;
- maximum gross floor areas for land uses;
- maximum number of dwellings and other accommodation types;
- building heights;
- asset protection zones;
- road design and traffic management works; and
- landscape, open space and public domain treatments.

The concept plan also provides for the protection and management of conservation areas and protection of heritage items. The approved concept plan layout is shown in **Figure 1**.



Figure 1: Approved Concept Plan Layout

The department recently considered a modification request to the Wahroonga Estate Concept Plan (MP07_0166 MOD 3) to increase the maximum gross floor area of Precinct C: Central Hospital (containing Sydney Adventist Hospital and Education Centre) by 7,552 sqm, of which 3,550 sqm was proposed to be allocated to the Education Centre. The modification request was subsequently approved by the Planning Assessment Commission (PAC) on the 18 June 2013.

The concept plan has been modified on two other occasions, details of which are provided at Appendix A. However, these modifications are unrelated to the current modification to the project application.

1.2 Project Application

On 3 March 2011, the Planning Assessment Commission (PAC), as delegate for the Minister for Planning and Infrastructure, approved a project application (MP10_0070) for staged alterations and additions to the Sydney Adventist Hospital, Wahroonga.

The approval consisted of:

- staged expansion and refurbishment of the Clinical Services Building (CSB);
- refurbishment of existing hospital buildings;
- construction of 3 – 4 storey Education Centre;
- demolition and construction of a new Shannon Wing;
- Relocation of Bethal House and Memorial Fountain to create the Merritt Kellogg Museum;
- staged construction of a multi-deck car park and new at-grade parking for 970 spaces;
- expanded at-grade staff car parks for an additional 86 spaces;
- temporary car park for 258 cars during construction;
- construction of a concourse;
- new entry to hospital;
- new perimeter road around multi-deck car park to connect existing access road; and
- new and upgraded landscaping.

The SAH project location is shown in **Figure 2**. The location of the subject modification request to the approved temporary car park is also shown in **Figure 2**.

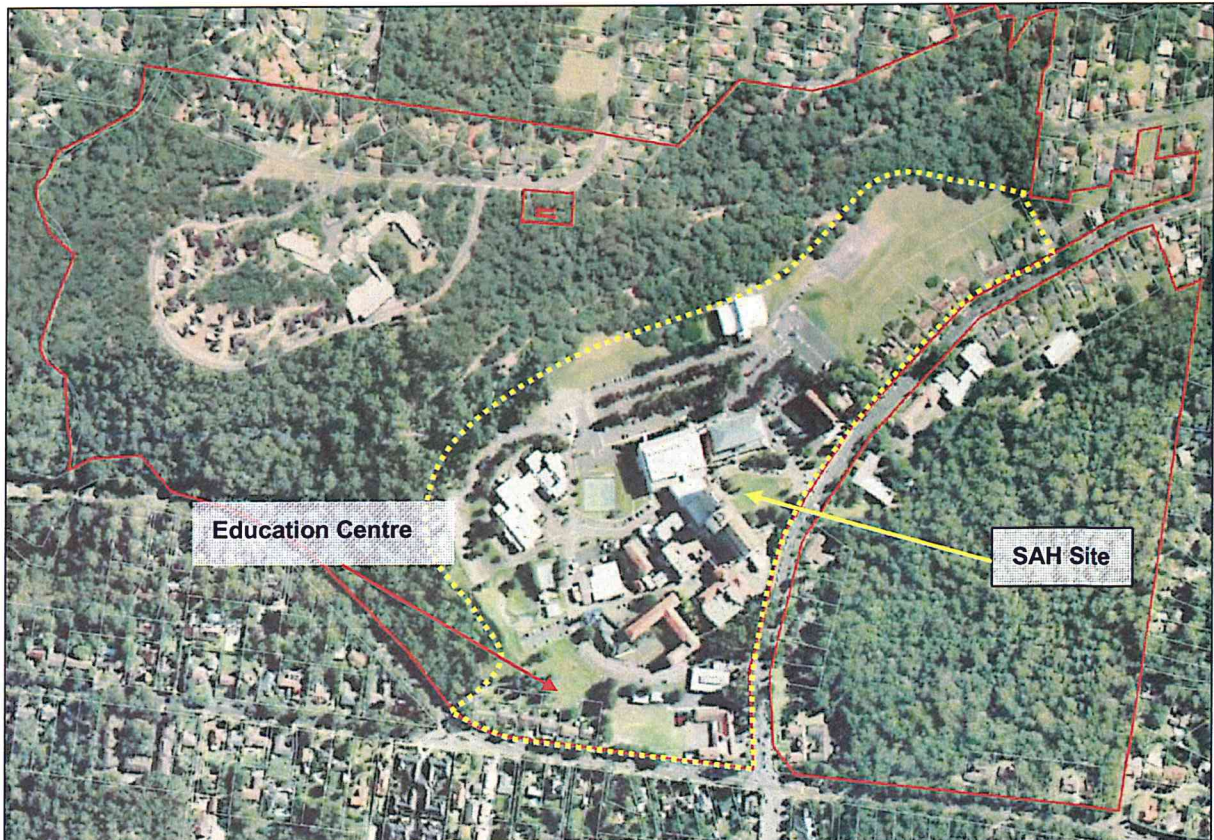


Figure 2: Project Location

On 23 December 2011, the PAC approved modification application MP10_0070 MOD 1, modifying the original proposal as follows:

- increase in the temporary car park capacity to 413 spaces (an additional 155 spaces), and requiring its closure three months following the opening of the new multi-deck car park;
- alteration and reconfiguration to the layout of the permanent western at-grade car parks to provide 84 spaces (reduction of 2 spaces);
- amendments to the built form and layout of the multi-deck car park and arrival podium to provide 896 spaces;
- revised entry building and deletion of concourse building; and
- revised design of the entry to the Clifford Building linking to the proposed entry building.

The project application has been further modified by the PAC on three other occasions, details of which are provided at Appendix A. These project application modifications are unrelated to the current modification. Refer to **Figure 3** for the approved project layout, as amended by MOD 2.

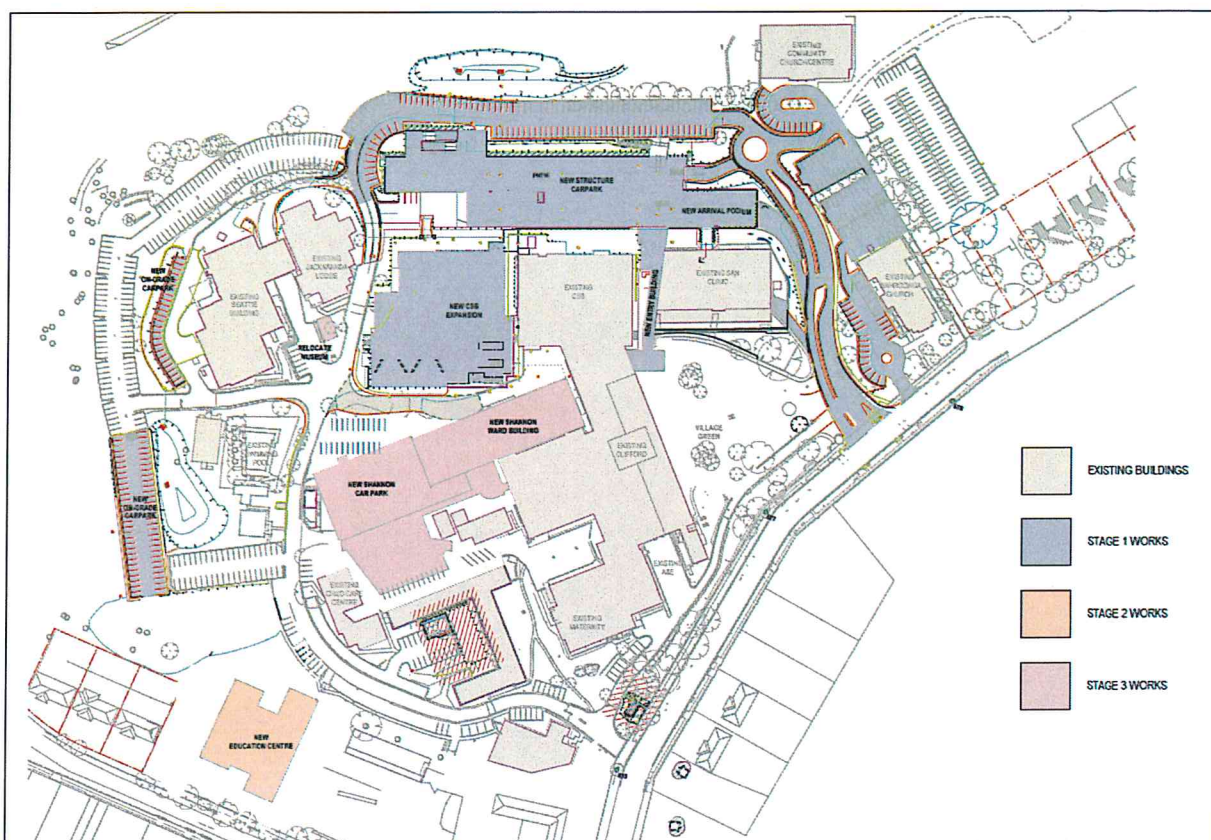


Figure 3: Project Layout (as amended by MOD 2)

Stage 1 construction works of the development have commenced, including access arrangements and preparatory works for the multi-deck car park. Works associated with the temporary at-grade car park have been completed, satisfactorily providing staff and visitors with appropriate temporary parking whilst construction activities are undertaken. Construction activities associated with Education Centre's first stage of works are nearing completion.

2. PROPOSED MODIFICATION

The modification application seeks to amend the approved Education Centre to enable additional teaching and training facilities to be accommodated on site, following recent funding becoming available in conjunction with support from the University of Sydney's intention to expand its health training facilities at SAH.

The proposed modification to the approved Education Centre, known as Stage 2, comprises a five storey expansion to the approved building, increasing the floor space area from 3,500 sqm to 6,975 sqm, utilising a portion of the additional floor space approved under the modification application to the Wahroonga Estate Concept Plan (MP 07_0166 MOD 3).

The amendments to the Education Centre are required to accommodate the existing School of Nursing, The Australian Research Institute and other educational support facilities, currently located within SAH, making provision for additional tutorial and laboratory space. The centre will also comprise ancillary facilities such as a gymnasium and floor space for a coffee shop. The proposed modification includes:

- construction of a five storey Education Centre building expansion, comprising the allocation of an additional 3,475 sqm of gross floor area;
- reduction of Education Centre car parking provision from 43 spaces to 33 spaces, comprising 14 basement spaces and 19 at grade spaces; and
- provision of ancillary landscaping.

The proposed amendments to the Education Centre are detailed in **Figures 4 – 6**.

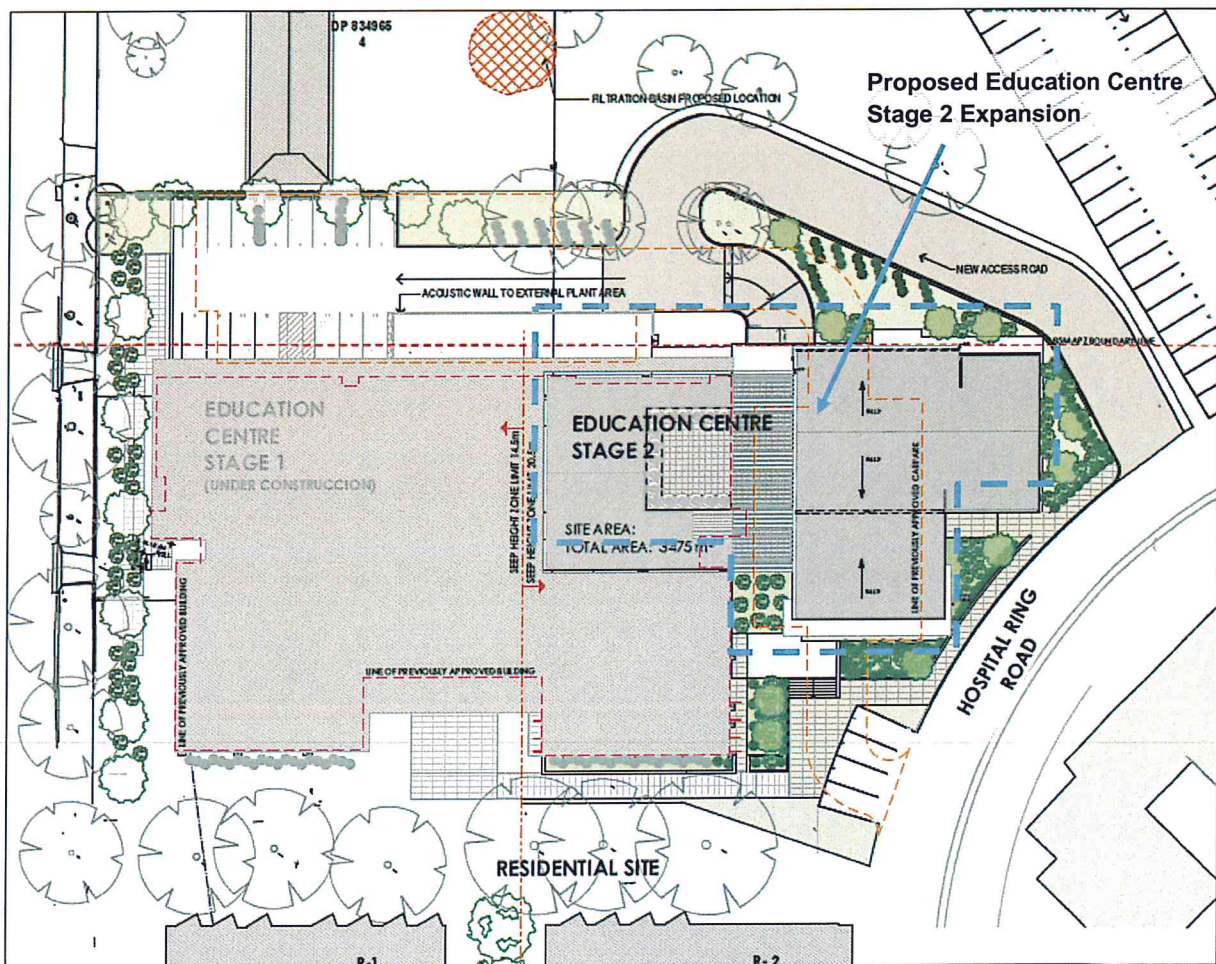


Figure 4: Proposed Education Centre Expansion – Site Layout

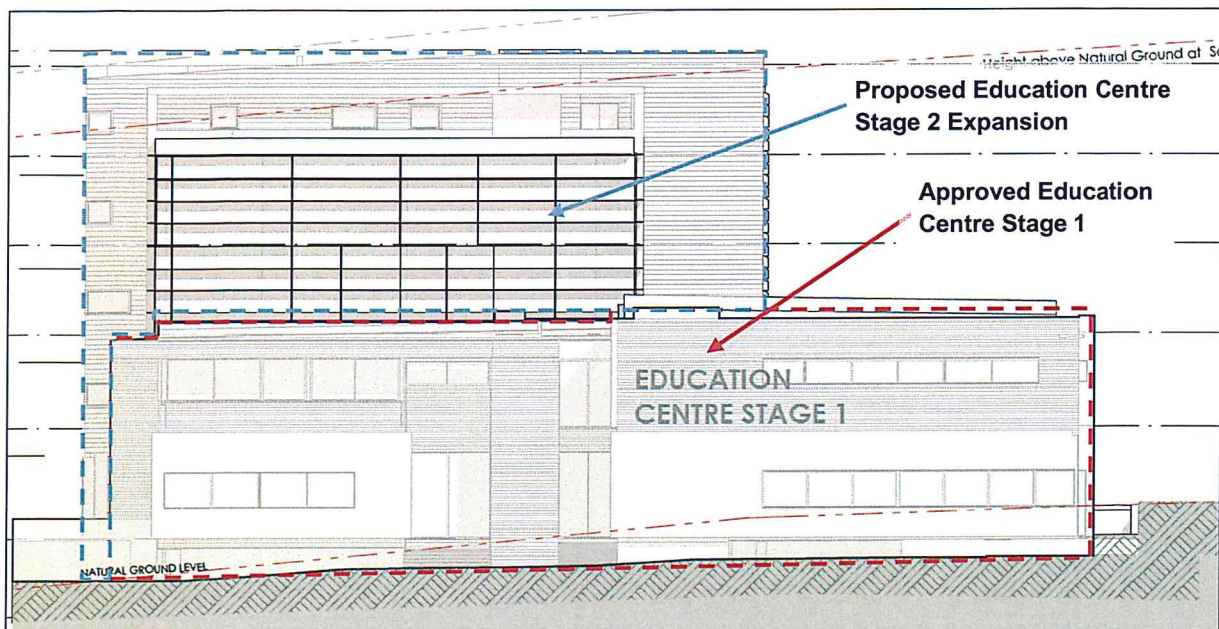


Figure 5: Proposed Education Centre Expansion – South Elevation

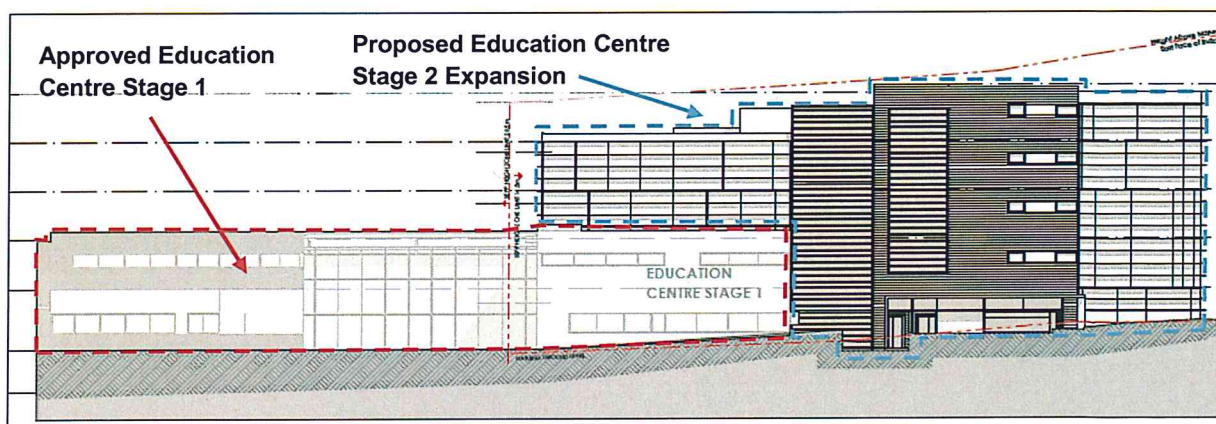


Figure 6: Proposed Education Centre Expansion – East Elevation

3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

Section 75W(2) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposal involves modifications to the design and scale of the approved education centre, the modification will require the Minister's approval.

3.2 Environmental Assessment Requirements

Section 75W(3) of the EP&A Act provides the Director-General with scope to issue Environmental Assessment Requirements (DGRs) that must be substantially complied with before the matter will be considered by the Minister. Environmental Assessment Requirements were not issued for this application as the proponent has addressed the key issues in the modification.

3.3 State Environmental Planning Policy (Major Development) 2005 / Ku-ring-gai Planning Scheme Ordinance

The Wahroonga Estate state significant site listing made under Schedule 3 of the Major Development SEPP 2005 (MD SEPP) established land use zonings and maximum building height and gross floor area (GFA) development standards and were adopted within the final concept Plan Preferred Project report prior to determination. These planning provisions were subsequently transferred to the Ku-ring-gai Planning Scheme Ordinance (KSPO), gazetted on 21 December 2012.

The proposed modifications to the Education Centre comply with the maximum 14.5 m and 20.5 m height controls applicable to the site.

3.4 Delegated Authority

The Minister has delegated his functions to determine Part 3A modification applications to the Planning Assessment Commission (PAC) where an application has been made by persons other than by or on behalf of a public authority.

The modification application is being referred to the PAC for determination as the proponent, Sydney Adventist Hospital, lodged a political disclosure statement with the subject modification application, disclosing a number of reportable political donations made during 2011 and 2012.

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

Under Section 75X(2)(f) of the EP&A Act, the Director-General is required to make the modification request publicly available. The department publicly exhibited it from 17 July 2013 until 15 August 2013 on the department's website, at the department's Information Centre and at Ku-ring-gai Council. The modification request was also advertised in the Sydney Morning Herald and Daily Telegraph on 17 July 2013 and Hornsby Advocate on 18 July 2012 and landholders and relevant State and local government authorities were notified in writing.

The department received eight submissions during the exhibition of the modification request – three submissions from public authorities, including Roads and Maritime Services (RMS), Rural Fire Service (RFS), and Ku-ring-gai Council and five submissions from the general public. A summary of the issues raised in submissions is provided below.

4.2 Public Authority Submissions

A summary of submissions received from public authorities is provided below:

Ku-ring-gai Council

Council indicated its support for a larger facility, though raised concerns that the infrastructure and connections around the enlarged Education Centre development have not been considered. A summary of council's key issues are provided as follows:

- Additional car parking should be provided in line with the increased floor space;
- The at-grade parking area should to be relocated into a basement;
- The increase in floor space without assessing it in the context of the precinct is increasing the pressure to achieve yields beyond what's possible and placing pressure on the public domain;
- The variations sought fail to acknowledge the connectedness of individual sites and their relationship to the Estate and beyond to the neighbourhood;
- MOD 4 does not incorporate or consider the urban design principles established under the approved concept plan;

- Proposed development in Precinct C has seen a deviation from building footprints and typology and the intent of the concept plan;
- MOD 4 and current DA's submitted to council for development within Precinct C of the concept plan have not communicated a coordinated design response;
- The proposed building affects the performance criteria of the built form and associated deficiencies arising from reduced space available to the public domain;
- Demonstrate whether MP10_0070 MOD 3 resulted in an erosion public domain space for the Education Centre and whether this has been reallocated;
- The proposal has not achieved a desirable future character consistent with the objectives of the approved concept plan;
- The cumulative impact to public domain space in this modification application has not been considered; and
- Documentation submitted with MOD 4 did not provide information regarding the interconnected pedestrian and landscape structure plan, how the subject site addresses this spatial network or how the modification relates to this structure.

Roads and Maritime Services

RMS did not object to the proposed development.

NSW Rural Fire Service

RFS did not raise any objections to the proposed modifications of the proposal, subject to compliance with their previous submission on the approved project application.

4.3 Public Submissions

During exhibition, the department received five public submissions from surrounding residents commenting on the proposed modification application. A summary of their comments are provided in **Table 1**.

Table 1: Public Submission Comments

Submission	Objection?	Comments
1.	Yes	<ul style="list-style-type: none"> • Will be even more pressure on on-street parking and increased road congestion? • Will the size just keep growing with each additional application until we eventually have large monolith? • Is there an actual limit to how big this building can grow to? • This addition will require a further extended period of construction prolonging construction impacts. • Driveway exit visibility is significantly reduced and is also impacted upon by construction signage out the front. • The applicant should be required to come up with better methods to minimise these impacts on existing residents.
2.	Yes	<ul style="list-style-type: none"> • The following should be considered first: <ul style="list-style-type: none"> ○ expanding and locking in full scale playing fields for the proposed primary and high schools; ○ allowing free car parking for visitors and staff; ○ outlining SAH's vision to resolve traffic issues; ○ building a pedestrian bridge over The Comenarra Parkway at the Fox Valley Road intersection; and ○ taking an integrated planning approach to SAH's redevelopment rather than approving random retrofits. • SAH are a big business and we are concerned they are being given free rein to what they want. • Since the opening of new parking facilities at SAH, parking and traffic congestion has increased.
3.	Yes	<ul style="list-style-type: none"> • The reduced number of parking spaces to be provided is inadequate and will result in visitors parking on the streets.

		<ul style="list-style-type: none"> • This will perpetuate the current situation where building contractors occupy the available street parking. • The impact of the proposed building on the streetscape is unacceptable.
4.	Yes	<ul style="list-style-type: none"> • The modification should be assessed as a new application. • The current building is too tall and does not fit in with the local surroundings and the modifications are even worse. • The height of MOD 4 should be reduced by two levels as it will visually impinge on my property and be highly visible to others. • Almost one entire level is a gymnasium and café, which are not of 'state significance' and therefore the building height should be reduced. • The proposed modifications and redevelopment of the Wahroonga Estate will push traffic volumes to an unmanageable level, even with proposed additional turning lanes. • The building is being doubled in size, yet the parking is proposed to be reduced. Sufficient parking should be provided on-site via the main gate of the hospital. • Most using the facility will be driving cars and the theory that most students will live next door in new apartments is a dream.
5.	Yes	<ul style="list-style-type: none"> • The reduction in car parking will directly increase the need for more parking in surrounding streets. • The proposal to build a five storey building behind the four storey building on The Comenarra Parkway will dominate the landscape as it will be built on a steep incline so appear several storeys higher than the roof top of the building in front.

4.4 Response to Submissions

In response to the concerns raised within the submissions received from council and the public, the proponent submitted additional information to the department, providing a response to the issues raised and a statement from the proponent's traffic consultant in relation to the Education Centre car parking and traffic. No design amendments to the Education Centre modifications were proposed.

The issues raised in submissions have been addressed by the department in detail in section 5 of this assessment report.

5. ASSESSMENT

The department considers the key issues for the proposed modification to be:

- concept plan consistency;
- built form and urban design;
- landscaping and public domain; and
- traffic and car parking.

5.1 Concept Plan Consistency

The approved concept plan adopted height and gross floor area controls that were established by the listing of Wahroonga Estate as a state significant site in the MD SEPP. The concept plan also established indicative building footprints in precincts throughout the estate, except for the hospital site itself, which was subject to a separate project approval.

The Education Centre (formally known as the Faculty of Nursing) is located in Precinct C: Central Church of the concept plan (see **Figure 7**) and originally had concept approval for a maximum floor area of 3,500 sqm and maximum building heights of 14.5 m to 20.5 m.

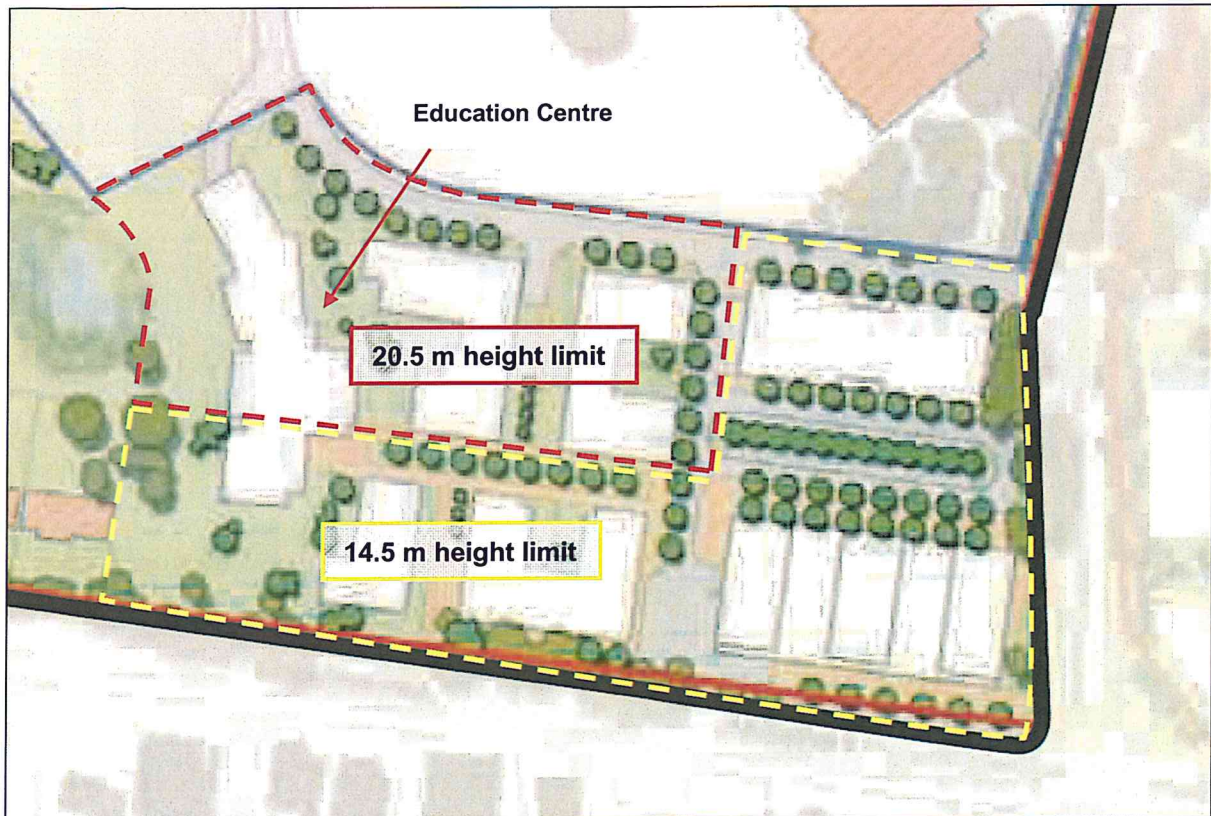


Figure 7: Wahroonga Estate Concept Plan Precinct C: Central Church

The department acknowledges council's comments in relation to the Education Centre's inconsistencies with the approved concept plan, however notes that a previous concept plan modification (MP07_0166 MOD 3) granted approval to an increase in the floor area for Precinct C, including an increase to the maximum floor area of the Education Centre to 7,050 sqm and amended the indicative building footprint (see **Figure 8**).

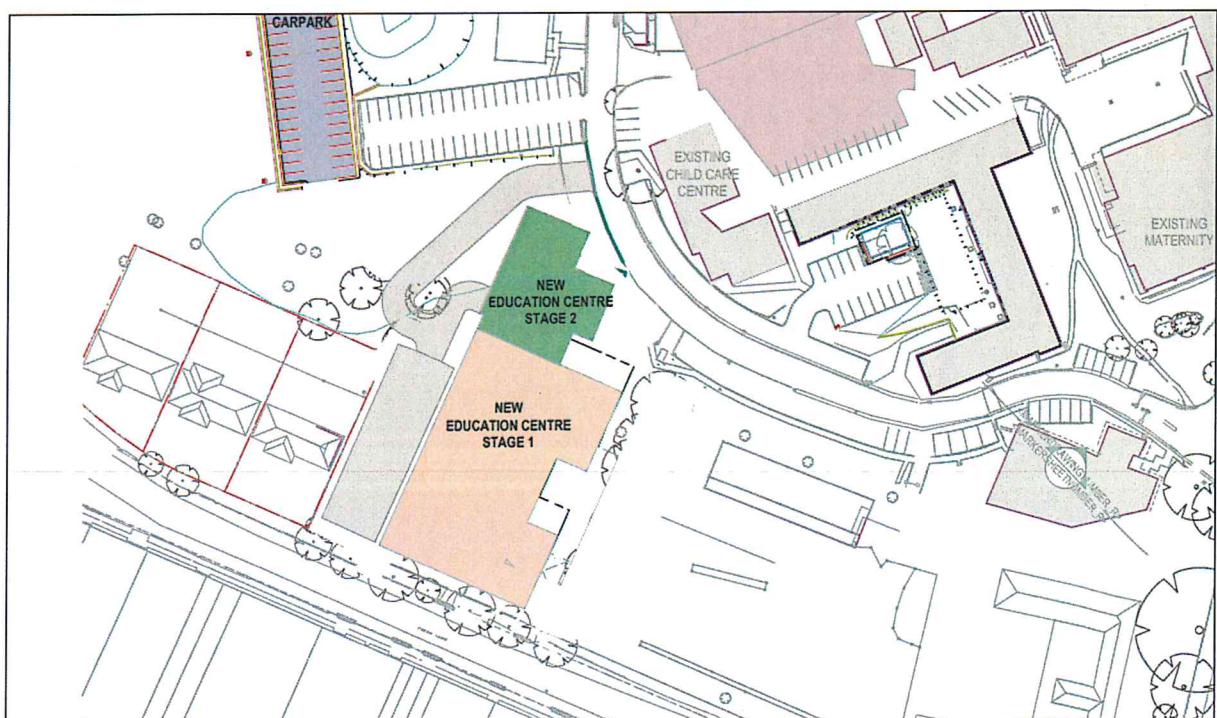


Figure 8: Wahroonga Estate Concept Plan Precinct C: Central Church (as amended)

In this regard, the proposed modifications to the Education Centre are considered to be consistent with the indicative building footprint of the Education Centre, under the concept plan (as amended).

The department is satisfied that the proposed modification application is generally consistent with the concept plan and maintains compliance with the maximum floor area and heights.

5.2 Stage 2 Built Form and Urban Design

The proposed stage two expansion of the Education Centre proposes a new integrated five storey addition at the rear of the approved facility (see **Figure 9**). This will provide new amenities and services at the ground level and new clinical skills areas, tutorial/study areas, laboratory and research floor space on levels one to four.



Figure 9: Education Centre Western Perspective

The proposed expansion of the Education Centre complies with the maximum height controls outlined within the KPSO and maximum floor area controls established under the concept plan, as amended by MP07_0166 MOD 3. Compliance with the maximum height is visually represented in **Figure 10**, with the five storey expansion satisfactorily accommodated within the 20.5 m height limit originally established under the Wahroonga Estate's state significant site listing within the MD SEPP.

In response to the concerns raised from the public regarding the additional building mass and excessive height, the department notes that the proposed height of the development maintains compliance with the relevant heights controls, as discussed above. Further, the new building mass has been appropriately positioned towards the rear of the building, and is setback approximately 45 m from The Comenarra Parkway, ensuring any potential impact on the streetscape is minimised.

Internally, the proposed expansion is partially excavated into the site so as to maintain the finished floor levels of Stage 1 of the Education Centre to ensure that both stages will functionally relate. This approach also assists in minimising the height of the development. Architecturally, the use of solid and transparent building finishes within the design of the façade assists in breaking down the bulk, and continues the architectural theme established within the design of the Stage 1 of the Education Centre and new SAH clinical services building.

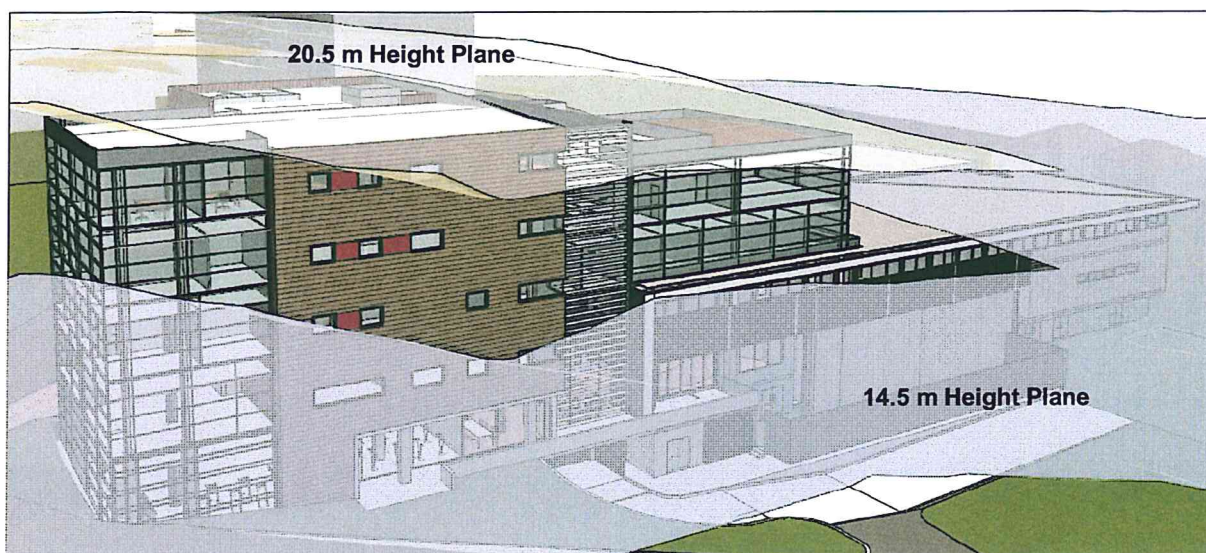


Figure 10: Education Centre Height Plane Perspective

The siting of the building bulk has also ensured that over shadowing generated by the development is contained within the existing site or on The Comenarra Parkway (see **Figures 11 – 13**).



Figures 11 – 13: Winter Solstice Shadow Diagrams (Stage 1 – Orange / Stage 2 – Grey)

The department notes council's concerns in relation to the changes to the building footprint under both the project approval and concept plan and its potential impact on the spatial relationships of development within the precinct.

In this respect, the Education Centre was assessed as part of the original project application for the SAH and did not include any of the adjoining residential or commercial development within Precinct C. At the time, the project application was considered to be generally consistent with the concept plan, to which the design and siting of the Education Centre has remained consistent since its approval under the project application.

Strategically, the proposed expansion to the approved Education Centre plays an important role in the education and training of nurses and doctors and remains a key function of Sydney Adventist Hospital. The future operation of the educational facility in partnership with The University of Sydney will ensure that the high quality educational services are provided and attract students to live, learn and work within the developing health precinct.

The department is therefore satisfied that the additional built form proposed within the Stage 2 expansion of the Education Centre has been appropriately designed to minimise its impact on the surrounding built environment. The department also considers that any visual, bulk

and amenity impacts are within acceptable limits, noting that the proposal satisfactorily complies with the maximum height and floor area controls applicable to the site and is setback approximately 45 m from The Comenarra Parkway.

5.3 Landscaping and Public Domain

Under the approved concept plan, landscape characters for each precinct of the Wahroonga Estate were broadly described, with further details to accompany applications within each precinct. The Education Centre, along with the SAH and the adjoining residential development (that fronts The Comenarra Parkway), were identified as being located within the Campus precinct, which is described as having a 'campus' feel with high pedestrian accessibility and connectivity, avenue tree planting and larger open lawn areas.

The original design of the Education Centre approved under the project application for SAH, provided at-grade parking to the facility's north and did not provide a spill-out area as suggested within council's submission. Further, landscaping details submitted with the project application indicated that the existing open lawn area to the north-west of the Education Centre's location was designated for open space suitable for recreation and passive activity. In this respect, Stage 2 of the Education Centre is proposed where the existing at-grade car parking was originally approved and will not impact on any existing landscaped open space areas approved under the original project application.

In relation to the establishment of a landscaped environment that provides for pedestrian accessibility and connectivity, the department notes that the existing layout of the Education Centre (as amended under MP10_0070 MOD 3) orientates the ground level entry/break-space towards west to the central pedestrian avenue of the adjacent student residential precinct envisaged under the concept plan. The proposed Stage 2 addition to the Education Centre will not impact on this existing pedestrian connection and will provide connections towards the north of the site towards the SAH.

Within the proponent's response to submissions they note that the Stage 2 additions to the Education Centre were directly related to the provision of additional funding which has enabled improvements to facilities and complimentary education/study functions to be provided. In this regard, the proponent contends that the additional floorspace provided does not correlate to an increase in student and staffing numbers and that therefore the demand for open space provisions would not necessarily substantially increase.

The department accepts that the function of the new rooms and spaces within Stage 2 are not proposed to increase the existing student capacity of the educational facility and therefore retain the existing demand on services as previously approved. It is also noted that the proposed Stage 2 expansion will provide additional services and amenities not previously accommodated within the facility, including a café and gym, which will complement the existing open space provisions for the facility and also have potential to provide future resident students with alternative on-site amenity choices.

Having regard to the proposed amended landscaping scheme, a number of new ground covers, shrubs and trees, including new Turpentine trees, are proposed surrounding development (see **Figure 14**), similar to those previously approved.

The department is satisfied that the landscape design scheme for the proposed Stage 2 expansion of the Education Centre is sufficient to complement the design of the proposed development. Having regard to the concerns raised by council, the department is satisfied that the existing open space provisions and proposed internal amenities and services proposed within Stage 2 will appropriately cater for the demand generated by the educational facility.

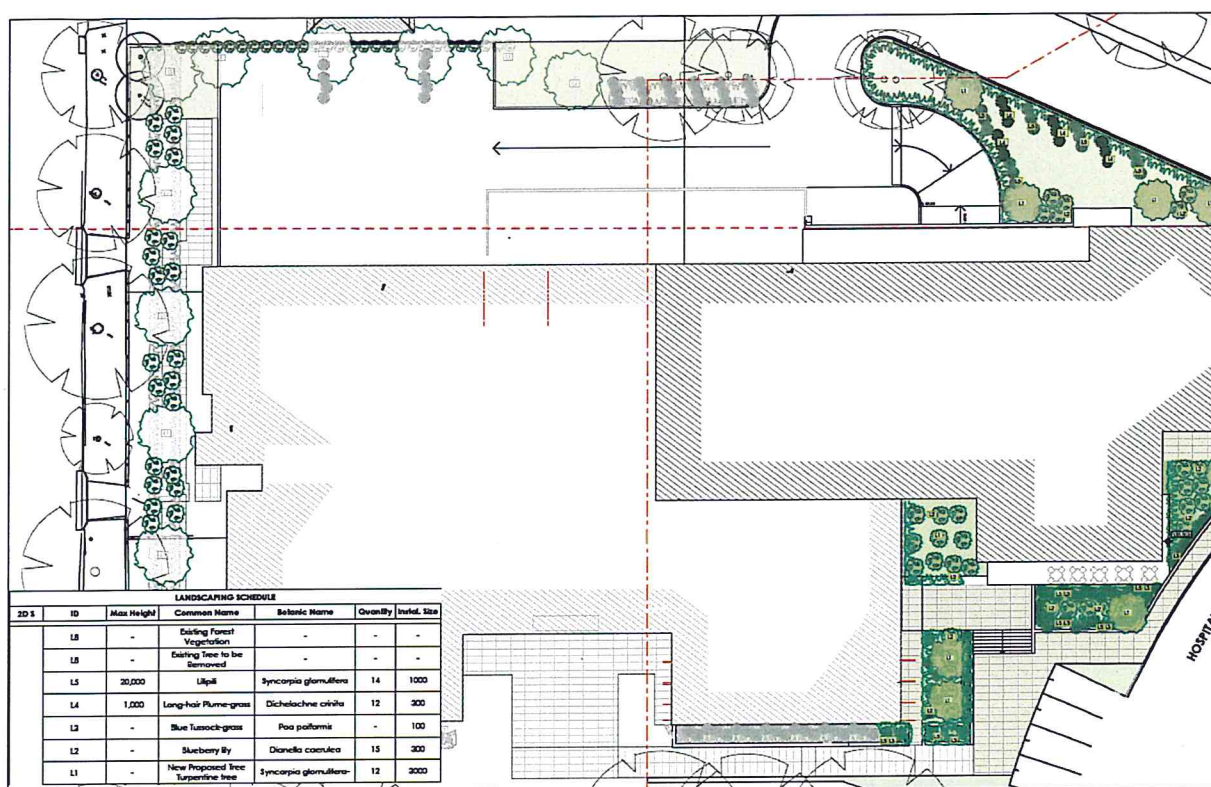


Figure 14: Education Centre Landscape Plan

5.4 Traffic and Car Parking

Car Parking

As part of the modifications to the Education Centre, approval is sought to reduce the number of approved car parking spaces provided from 43 to 33, with provision for 19 at-grade and 14 basement spaces. Concerns were raised by the public and council regarding the deficiencies in on-site car parking and the resultant impact on local on-street parking surrounding the SAH. Council also noted that additional parking should be provided in line with the proposed facility's expansion.

In response to council's position that additional parking should be provided to meet the demand generated by the increased floor area of the Education Centre, the proponent contends that the additional floor area does not directly correlate to additional students and or capacity. In this respect, they state that the amendments provide improvements to the on-site facilities for teachers and students in providing additional study, tutorial, research and teaching laboratories spaces, as well as ancillary amenities such as a gym, coffee shop and common room.

In having regard to the proponent's argument, the department notes that the layout of the approved Education Centre (as amended by MP10_0070 MOD 3) lacks these additional facilities, and that their inclusion within the Education Centre would provide for improved teaching and learning conditions for staff and students. In this respect, the department accepts that the additional floor area of the facilities does not directly correlate to an increased demand for on-site car parking given that student enrolments are not increasing. It is noted though, that RMS did not raised any concerns in relation to the revised parking arrangements.

Table 2 provides a chronology of the history of car parking spaces in relation to the proposed development and associated student numbers proposed. The department notes that under the concept plan (MP07_0166), the parking needs of the entire SAH campus were indicated to be approximately 2,184 spaces upon completion of the hospital's redevelopment in 2020,

consisting of an additional 900 spaces. Separately, the concept plan also provided an indicative approval for 119 car parking spaces for the Education Centre based on a total future population of 450 students (an additional 150 students), with on-site accommodation predicted to be provided for approximately 300 of those students.

The subsequent project application (MP10_0070) approval for the SAH (including the development of the subject Education Centre) made provision for a total of 2,058 car parking spaces, later reduced to 2052 spaces under MP10_0070 MOD 1. The majority of the car parking was designed to be accommodated in the approved multi-deck car park facility, with no specific allocation of car parking provided for each component of the SAH hospital campus, including the Education Centre. Though, nine car parking spaces were sited adjacent to the approved Education Centre.

Under MP10_0070 MOD 3, new car parking was approved for the Education Centre that provided an additional 34 spaces, making provision for a total of 43 spaces. Under MP10_0070 MOD 3, the proponent also advised that the approved Education Centre had a capacity of 365 students, providing for an additional 65 students and clarifying that the additional 150 students envisaged under the concept plan and stated existing/proposed student numbers within the project application, were not a realistic reflection.

Table 2: Parking

	MP07_0166: SAH + Faculty of Nursing	MP10_0070: SAH (including Education Centre)	MP10_0070 MOD 1	MP10_0070 MOD 2	MP10_0070 MOD 3	MP10_0070 MOD 4
Parking Spaces (Existing/ Approved)	2,184 (+900) +119	2,058 (+750)	2,052 (-6)	2,052	2,086 (+34)	2076 (-10)
Existing Students	300	90	115	115	300	365
Proposed Students	150	25	No change	No change	+65	No change

The student capacity of the proposed expanded Education Centre is reaffirmed within the proponent RtS. They also detail that the parking provisions (approximately 184 car parking spaces and 190 bicycle parking spaces) proposed to be provided within the proposed residential development adjacent within Precinct C would also cater for a significant portion of the parking demand generated by on-site student residents, thereby alleviating the proposed loss of 10 parking spaces.

In view of the above, the department considers that the proposed amendments to the Education Centre will not generate additional car parking demand and that the proposed reduction in parking from 43 to 33 spaces will still satisfactorily cater for the parking demand generated by the facility. The department also notes that under the original project application, no formal dedication of car parking was provided to the Education Centre, and that the parking demand generated would be catered for throughout the SAH campus, including the nine spaces sited adjacent to the facility. In this respect, the proposed provision of 33 car parking spaces still represents an increase in parking provision above that which was originally approved.

Traffic

In relation to the concerns raised within public submissions regarding the correlation between the additional floor area and increased traffic congestion on the surrounding streets, the proponent's traffic consultant notes that there will not be substantially more students enrolled than at present and that a large portion of students will also be accommodated on-site. In this respect, the provision of new student accommodation services on-site, and accompanying parking provisions, will reduce vehicles movements within the surrounding network.

Having regard to the above, the department is satisfied that the proposed amendments to the floor area of the Education Centre will not result in a significant increase in vehicle movements and traffic within the surrounding local network. The department also notes that a package of upgrades is proposed for the surrounding road network to improve its operational capacity in line with the redevelopment of the SAH and wider Wahroonga Estate.

6. CONCLUSION

The modification request seeks approval for a five storey expansion to the approved Education Centre, increasing the floor space area from 3,500 sqm to 6,975 sqm and reducing car parking from 43 to 33 spaces.

The department has reviewed the proponent's modification request and accompanying plans and information and considers the key issues to be concept plan consistency, built form, landscaping and urban design, car parking and traffic.

In assessing the key issues, the department considers that the proposed amendments to the Education Centre built form are acceptable and are generally consistent with the concept plan, and can be satisfactorily accommodated within the built environment of Sydney Adventist Hospital. No modifications to the direct interface of the Education Centre with the existing streetscape are proposed by this application.

Further, having regard to the fact that the proposed additional floor area will not result in the generation of a significant increase in student population that a significant portion of enrolled students will be accommodated on-site within the proposed adjacent residential development, the department considers the existing open space and public domain provisions and proposed reduction in car parking to be acceptable.


In view of the above, the department considers that the proposed amendments to the Education Centre are acceptable and any potential parking and traffic impacts associated with the development can be satisfactorily accommodated with in the broader redevelopment. The proposed modifications to the design will not necessarily increase enrolments within the facility, but provide significant improvements to the teaching and learning facilities for students and staff originally proposed to be accommodated.

7. RECOMMENDATIONS

The department's recommends that the PAC:

- a) **consider** the findings and recommendations of this report;
- b) **approve** the modifications, subject to conditions, under section 75W of the *Environmental Planning and Assessment Act, 1979*, and;
- c) **sign** the attached instrument of modification approval (Appendix C).

 10/12/13.
A/Director
Industry, Social Projects & Key Sites

 11.12.13
Executive Director
Development Assessment Systems
and Approvals

APPENDIX A MODIFICATION APPLICATIONS

MOD Application	Modification	Determination
MP07_0166 MOD 1	Modification to the concept plan to clarify the timing for the proponent to obtain an approval from the Commonwealth Department of Water, Environment, Heritage and the Arts for a Biodiversity Management Plan.	15 May 2010 (DoPI)
MP07_0166 MOD 2	Modification to the concept plan to amend the proponent's details and to amend the timing, funding and traffic infrastructure upgrade requirements.	4 December 2012 (DoPI)
MP10_0070 MOD 2	Modification to the approved clinical services building of the project application for the following: <ul style="list-style-type: none"> - amended built form and floor layout, to support staffing and servicing arrangements; - GFA increase of 957 sqm (SAH site total of 19,775 sqm GFA); - building height increase of 3.5 m, resulting in a 3.3 m departure from the 39.5 m maximum building height control (cl.18(1) of Part 25 of Sch 3 of MD SEPP); and - amended development staging schedule. 	11 April 2012 (PAC)
MP10_0070 MOD 3	Modification to the Education Centre of the project application for the following: <ul style="list-style-type: none"> - decrease in building height by approximately 4.1 m, from three storeys to two storeys; - increase in building footprint due to redistribution of GFA over two levels; - amended façade design to reflect the amended two storey design; and - amendment to the existing education centre car park and construction of new at-grade car park to provide an additional 34 spaces. 	18 June 2013 (PAC)
MP10_0070 MOD 5	Modification of the project application to allow for the continued use of the temporary car park for construction worker vehicles for the duration of construction works associated with the SAH project approval.	9 September 2013 (PAC)

APPENDIX B MODIFICATION REQUEST

Provided on disc or see the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5735

APPENDIX C SUBMISSIONS

Provided on disc or see the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5735

APPENDIX D RECOMMENDED MODIFYING INSTRUMENT