

14 February 2014

Mr Sam Haddad
Director General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad

Sydney Adventist Hospital Modification 4 (MP10_0070 4)

I refer to the Executive Director's letter dated 11 December 2013 referring the above modification application to the Planning Assessment Commission for determination under Ministerial delegation.

Ms Gabrielle Kibble AO, nominated me to constitute the Commission to consider and determine this application.

I note the current proposal includes modifying the built form of the Education Centre, including the construction of a new five storey expansion, increasing the total floor space area to 6,975 sqm and a reduction in car parking from 43 to 33 spaces.

The Director-General's Assessment Report identified the following key issues for assessment:

- Concept plan consistency;
- Built form and urban design;
- Landscaping and public domain; and
- Traffic and car parking.

The Department of Planning and Infrastructure (the Department) considered the above issues and concluded that the modification is consistent with the concept plan. The Department is satisfied that potential impacts can be adequately mitigated and managed and therefore recommended that the modification be approved.

On Tuesday, 17 December 2013 the Planning Assessment Commission (the Commission) held a teleconference with staff from Ku-ring-gai Council (Council) who expressed their general support for the modification however they raised the following concerns:

- The impacts of a reduction in car spaces;
- Loss of landscape and open space;
- Student number predictions; and
- Lack of public transport facilities to and from the site.

On Wednesday, 18 December 2013 the Commission requested further information from the Department, including architectural plans, written demonstration of the consistency

of the modification with the concept plan and further justification regarding the reduction in car spaces.

Following the receipt of the additional information, the Commission met with representatives from the Department on Wednesday, 22 January 2014. The Commission requested clarification of the function of the Sydney University teaching clinic located on Levels 2 and 3, including the intended use of the waiting room seating, reception/kitchenette areas and further justification for the amount of car parking proposed in meeting the demand generated by the facilities.

In correspondence dated 7 February, 2014 the Proponent (MacoPlan Dimasi) advised that Levels 2 and 3 of the proposed expansion will accommodate teachers and patients that would already be on site. A more detailed letter from the Associate Dean of the Sydney Adventist Hospital Clinical School - Sydney University Medical School also dated 7 February, 2014 advised that a lot of the teaching and tutorial activities are currently undertaken within the hospital and that the provision of a purpose built facility will offer greater opportunity for regular classes and improved learning facilities. The Proponent stated that the collective parking requirements of the hospital precinct are well accommodated for across the site and that a substantial increase in student enrolments is not anticipated.

In addition to the above the Commission notes that a significant portion of enrolled students will be accommodated on the Hospital site within the proposed adjacent residential development. On balance the Commission considers that the proposed amendments to the Education Centre are acceptable and will provide significant improvements to the teaching and learning facilities.

I am satisfied that the Proponent's modifications and the Department's recommended conditions have adequately addressed the identified issues raised by the residents and Council and the recommendation to grant conditional approval is reasonable.

The modification application is approved as recommended subject to conditions. The file and signed instrument of approval are returned.

Yours sincerely



David Furlong
Planning Assessment Commission

cc. Mr Brad Hazzard MP
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