

30 October 2013

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

Attention: Peter McManus, Metropolitan and Regional Projects North

Dear Mr Haddad

Re: S75W – (MP10_0070 – MOD 4) Education Centre Stage 2 – Response to Public Submissions

This correspondence responds to matters raised in submissions relating to the abovementioned S75W application.

▪ **Adequacy of School Outdoor Recreational Facilities**

We presume this comment relates to the new school building which will be located on Fox Valley Road, north of the hospital. The school is subject to separate development assessment as a State Significant Project. It will include access to ample playing fields located across the road from the school campus, as well as hard court areas within the campus. This arrangement was anticipated at the concept planning stage of the estate redevelopment. The existing school at the corner of Fox Valley Road and The Comenarra Parkway will be gradually vacated once construction of the new school commences.

▪ **Free On-site Parking for Hospital Staff & Visitors**

The original Wahroonga Estate Major Project Approval was issued following a comprehensive traffic and parking assessment which incorporates limited on-street parking, mainly within the residential quarters of the estate. Sufficient parking is provided however for the each of the specific land uses within the whole estate. Currently, discounted parking rates are available to staff wishing to park within the newly completed multi-deck car park. This is part of a successful campus-wide approach to encourage car sharing amongst workers, in conjunction with other initiatives to encourage public transport use. Part of the overall scheme will involve the removal of existing 'free' on-street parking on Fox Valley Road but this is necessary for public safety reasons and to improve traffic flows in and around the site.

▪ **Future Traffic Arrangements**

The necessary roadworks adjacent to the site are the subject of separate agreement with the NSW Roads and Maritime Services (RMS). These works have commenced and will continue to be delivered in conjunction with site works. These works will be undertaken sensitively to ensure that existing trees can be retained where possible. The works do not include an overhead pedestrian walkway across adjacent roads, but will incorporate safe pedestrian crossings at the hospital entry and at the intersection of The Comenarra Parkway and Fox Valley Road.

▪ **Additional Parking Demand and Road Congestion**

The modification application is submitted with a traffic and parking assessment by Transport and Traffic Planning Associates. The assessment finds that the proposal's demand for parking is well accommodated on site. The report concludes that:

- The expanded Education Centre does not breach the overall floor space cap that has been allocated for the site.
- The modification does not propose a substantial increase in student enrolments.
- A substantial portion of the students will be living on site.

Further, approval was recently received to extend the use of the temporary car park behind the hospital facility to provide car parking for construction related vehicles. This will assist in accommodating construction vehicles during ongoing site operations.

▪ **Is there a Limit to the Development's Size?**

Yes, the total size of the estate redevelopment is limited by conditions of the Concept Approval for the site. The expanded Education Centre is within this floorspace limit.

▪ **Extended Construction Period**

Construction is currently focussed on hospital improvements and will shortly move to related projects (educational, residential and commercial floorspace). Ultimately, however, the timing of further residential development will be market driven. Notwithstanding, the external roadworks associated with the redevelopment will be delivered ahead of final site works.

▪ **Streetscape Impact**

This modification application provides that the proposal's streetscape impacts are acceptable for the following reasons:

- The additional building envelope is set back from adjoining roads or any public area. The additional building envelope proposed as part of this application is only marginally higher than the existing approved education centre.
- The entire facility is of high architectural merit, with sufficient modulation and articulation to avoid a 'bulky' or excessive building envelope.
- The building envelope adopts a 'stepping' format, ensuring its overall height is graduated, and with less immediate impact visually.
- Lastly, the expanded facility remains below the maximum height limit specified by the original major project approval for the hospital (i.e.: 20.5 metres), which is also stipulated in statutory instrument applicable to the subject site, being State Environmental Planning Policy (Major Development) 2005 ('Major Projects SEPP').

In conclusion, whilst the matters raised during the notification process are acknowledged, MacroPlan Dimasi is of the opinion they do not warrant amendments to the current format of the application. In this regard, we respectfully request that the DPI continue to finalise its assessment of the application.

Should the DPI require further clarification into any of the abovementioned matters, please contact the undersigned on 9221 5211.

Yours sincerely,



Wayne Gersbach
General Manager – NSW