

28 June 2013

Ms. Heather Warton
Director
Metropolitan Regional Projects North
GPO Box 39
Sydney NSW 2001

Attention: Peter McManus, Metropolitan and Regional Projects North

Dear Ms Warton

Re: S75W – (MOD 4) Modification for Expansion of Education Centre, Wahroonga Estate (MP10_0070)

This letter is written in response to your letter dated 21 June 2013 requesting additional information in relation to our original proposal to modify approved Education Centre on the Wahroonga Estate (i.e. S75W – (MOD4) Modification for Expansion of Education Centre, Wahroonga Estate (MP10_0070) letter, dated 5 December 2012). As per recent discussions I can advise that our client has further amended the proposed development to comply with the nominated height controls for the site. These amended plans are attached and described below.

This modification request (MOD 4) seeks modify the Wahroonga Estate ‘major project’ approval (MP10_0070) under S75W of the Environmental Planning and Assessment (EP&A) Act 1979 to allow for a increase in the floorspace of the approved Education Centre.

Specifically this modification seeks to apply part of an overall increase in floor space (granted by virtue of a recent modification of the Concept Plan – MP 07_0166 MOD 3, dated 18 June 2013) to:

- Increase the size of the Education Centre (Faculty of Nursing) from its current 3,500m² to 6,975m², noting that the final floorspace now allocated to this building is slightly less than the 7,050m² that has recently been approved (by virtue of the abovementioned Concept Plan MOD 3).

We note that the design of the Education Centre has been previously modified (see MP 10_0070 MOD 3, granted 13 June 2012) to change its shape and layout but not its overall allowable size. The current modification seeks to increase the size of the centre by a second stage of works that are generally located beside and above the existing approved centre but set back further from adjacent external roads.

Education Centre – Stage 2

The Education Centre plays an important role in the \$280 million redevelopment of the Sydney Adventist Hospital (SAH). It incorporates an education facility for the training of nurses and doctors, and will be provided and operated in association with Avondale Nursing and Sydney University.

The Education Centre is a core hospital operation. It strengthens the hospital’s function as a key health and education precinct and consolidates its pre-eminence as a focus for private investment in

the health sector. The combined educational and service role of the site is critical to the overall success of the Wahroonga Estate's urban renewal. It allows for future residents to live, learn and work at the site.

Initially, at the original Concept Plan stage in 2010, it was envisaged that a facility of 3,500m² would be sufficient. As a result of recent funding becoming available for additional facilities, supported by Sydney University's intention to expand its health training facilities at SAH, it has become necessary to expand the Faculty of Nursing and related hospital training facilities.

This current modification request seeks to increase the size of the approved Education Centre to 6,975m². The requested modification works and their impact are explained in further detail below.

Impact of Proposal

Building Size

Currently, the Education Centre is approved for a total of 3,500m². This modification is seeking to further expand the Education Centre by an additional 3,475m², totally 6,975 m². The floorspace will accommodate tutorial and teaching rooms, along with a gym, coffee shop and research lab. The additional floorspace will also allocate rooms for the use of Sydney University's medical teaching staff.

Building Height

The maximum building height of Stage 2 of the Education Centre will be 19.25 metres at the roof level and 19.85 metres at the lift overrun. The building height is below the maximum building height specified under the SEPP (Major Development) 2005, which is 20.5 metres.

Building Footprint

The building footprint will be extended inwards towards the hospital. It will allow for the provision of a secondary access point into the Education Centre.

Setbacks

The boundary setback to the Comenarra Parkway will not be affected by the additional floorspace proposed in this modification. It will remain in line with the setbacks established in the most recent Modification 3 (MP10_0070 MOD 3) relating to this building. All new building work is internal to the site, well away from The Comenarra Parkway.

Carparking Requirements and Traffic Generation

Under the approved modification to the Education Centre (MP10_0070 MOD 3) consideration was given to the sequencing of traffic and parking assessments which had already been completed for the Wahroonga Estate, encompassing both the concept and project approval assessments.

Under the original Concept Approval for the Wahroonga Estate provision was made for a total of 1,671 car spaces (including 250 on-street spaces) to service non-hospital uses across the site. Whilst the Education Centre, or 'Faculty of Nursing', is principally a hospital use, it was included as part of this assessment. The Concept Approval allowed for 3,500m² of floorspace and allocated a provision of 119 spaces. Other parking, for a range of commercial, retail, residential and student

accommodation purposes, was allocated around the part of the site which straddles the SP1 and B1 zonings in the Central Hospital precinct in the vicinity of the Education Centre.

All traffic externalities associated with the overall development of the Wahroonga Estate were considered in detail at the Concept Approval stage, including the 119 spaces associated with the Education Centre.

Further detailed consideration of specific hospital based land uses was required to be undertaken at the Project Approval stage. The subsequent Project Approval (MP10_0070) for the hospital works assessed and provided development consent for a range of hospital projects including:

- The expansion and refurbishment of the existing Clinical Service Building,
- Construction of a new 'Shannon Wing',
- Relocation of other existing facilities necessary to create a new Merritt Kellogg Museum,
- Associated at-grade and multi-deck carpark facilities, additional site landscaping and a new entry concourse, and
- The construction of a new Education Centre.

The approved project drawings incorporated an additional 750 carparking spaces across the hospital campus, providing for a total of 2,058 spaces for hospital uses within this part of the Wahroonga Estate. Notably, approved drawings allocated only 9 spaces for the Education Centre, with the intention that additional 'shared' parking would be further provided in the development of the 'mixed use, residential and commercial' corner of the site (the remaining part of the Central Hospital precinct). A development application has been lodged with Ku-ring-gai Council, for the development of student accommodation and other residential accommodation which incorporates basement parking for this component of development.

The approved S75W modification for the Education Centre (see MP 10_0070 MOD 3, granted 13 June 2012) provides for 45 at-grade car spaces adjacent to this building.

This current modification seeks to adjust the provision of carparking for the Education Centre from 45 to 33 car spaces, including 14 basement car spaces and 19 at grade spaces (see DA-002 and DA-003 of the accompanying plans).

The adjusted parking requirement is still higher than that previously provided for under the Project Approval (i.e. 9 spaces). The hospital remains committed to the proposed initiatives that drove the Concept Plan and Project Approval assessments for parking need on the site, including the introduction of a formal car sharing scheme and construction of a pedestrian and bicycle connections across the site. The lodgement of a development application for key worker and student accommodation on adjoining land is testament to its intention to deliver a mixed-use precinct where the parking needs of individual components are collectively satisfied.

Landscaping

Sufficient landscaping will be provided and incorporated into the expansion of the Education Centre. Landscaping treatments are shown on drawing DA-010 and proposes similar treatments to those approved for the Education Centre under MP10_0070 MOD 3.

We are available to attend your offices to explain any part of the modification should you require further clarification.

We look forward to the Department's prompt response.

Yours sincerely,



Wayne Gersbach
General Manager – NSW