

7 September 2018

Mr Tom Bitmead  
Associate Director  
Johnstaff  
Level 12, 70 Pitt Street  
Sydney NSW 2000

Dear Tom,

**Modification request to modify State Significant Development 6074 for the Norwest Private Hospital Expansion at 7-11 Norbrik Drive Bella Vista**

I refer to your request to respond to traffic and parking issues raised by various authorities with regard to the above proposal. My advice is as follows.

RFI: The Hills Shire Council

- Whilst no objection is raised with regard to car parking, it should be noted that a temporary car park to the north of the hospital on Norbrik Drive (Lot 6053 DP 1140054) was approved on 7 August 2015 under Development Consent No. 31/2016/HA for use by hospital staff during the hospital expansion. In addition, a Section 96(1A) modification was granted on 11 April 2017 to extend the temporary land use for a further 24 months and permit the use of the car park of the general public under a paid parking scheme. Confirmation should be sought that the car parking spaces approved for this temporary land use has not been included as "vacant car parking spaces" in the justification for the shortfall for the subject application.

I confirm that in consideration of the modification proposal our calculations of the existing and proposed car parking demand and provision included only previously approved car parking spaces on site and did not include the temporary car park to the north of the hospital (refer to a Figure from the TEF report reproduced below). In consideration of general parking availability around the hospital, TEF Consulting conducted on-street car parking surveys. These surveys also excluded the temporary car park to the north, as evident from the survey map reproduced below.

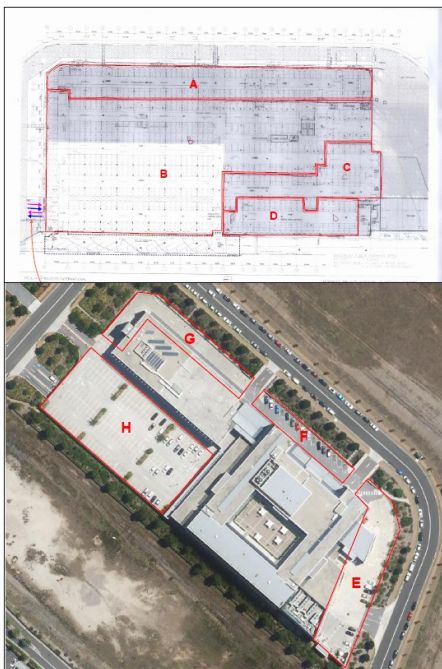


Figure 6. Parking survey locations (hospital car park).

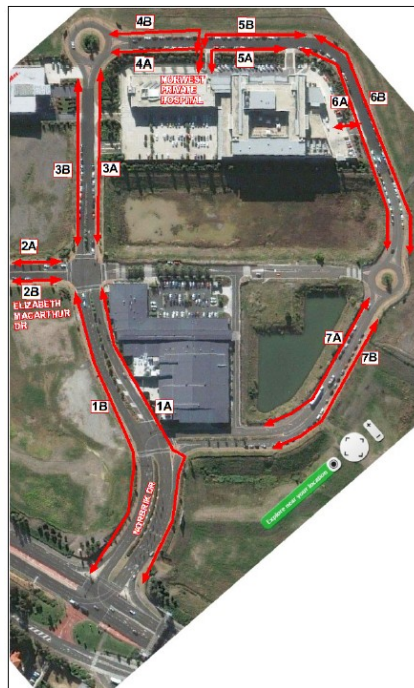


Figure 5. Parking survey locations (on-street).

Director:  
Principal consultant:  
Principal consultant:

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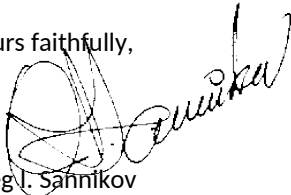
A Division of Sannikov & Samuels  
Consulting Pty Ltd  
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Request: Transport for NSW:

Based on the review of the proposed modifications and supporting documentation, the additional (and existing) staff and visitors associated with the expanded capacity of the hospital should be provided with bicycle parking spaces. Staff should also be provided with end-of-trip facilities. This will encourage the use of active travel and achieve the objectives of the Workplace Travel Plan.

The hospital already provides the sufficient number of end-of-trip facilities for its staff, sufficient for the proposed addition. There are approximately 30 bicycle parking spaces on site (both in the secure basement car park and near the main entrance for visitors). These spaces are grossly underutilised (with 1 to 3 bicycles observed at various times during surveys and site inspections). Previous questionnaire surveys of staff indicated that less than 0.5% of them cycle to work. Even if this ratio grows to say 1%-2%, there may be one additional cycling staff member after the proposed extension. The existing provision has ample capacity and no additional bicycle parking provision is required.

Yours faithfully,



Oleg I. Sannikov  
MEngSc (Traffic Engineering)  
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