


## Norwest Private Hospital – New Level 4 Consulting Rooms

### RESPONSE TO SUBMISSIONS

No.	Issue raised by The Hills Council	Response
1	Clause 4.6 Request – 5 Part Test assessment required	This assessment is addressed in separate correspondence dated 21 <sup>st</sup> September 2018. The correspondence provides additional justification for the FSR variation, consistent with the land & Environment Court's practice and considerations.
2	Council's view corridor controls should be considered in assessing the proposed expansion.	Please refer to attached updated photomontage study, prepared by HPI Architects which clearly demonstrates the minimal impact of the proposal on the locality's specific view corridors.
3	Landscaping should be provided to ensure appropriate buffering to adjoining sites/roads.	An updated landscaping drawing has been prepared to include additional plantings adjacent to the site's southern boundary (see Drawing NWP21-DGR-B1 Rev.4, attached).
4	Confirmation should be sought that the car parking spaces approved for a temporary land use to the north of the hospital have not been included as 'vacant parking spaces' in the justification for the shortfall for the subject application.	Parking assessments have included only the existing carparking provide on-site and has not factored in the temporary off-site spaces. See separate correspondence from TEF Consulting dated 7 <sup>th</sup> September.
5	Additional parking spaces are proposed along the southern boundary. The fill/wall required to sustain the new parking area is located adjacent a significant drop off with the neighbouring property. More detailed plans should be provided to identify the level changes and impact on the adjoining lot.	Design detail will be the same as that recently completed for the New Wing building – see photo below.

		
6	<ul style="list-style-type: none"> <li>Clarification of the visual relationship between Bella Vista Homestead and Pearce Family Cemetery, via the inclusion of the yellow dotted line referred to in Section 2.6(f) and Appendix D of the DCP on photomontage images 1 and 1A;</li> <li>Revised photomontage images of the views and vistas from the Pearce Family Cemetery, Old Windsor Road pedestrian overpass without indicative future built forms for the Circa Precinct Master Plan; and</li> <li>Revise Sections A and C with sightlines and existing and proposed building height of Norwest private Hospital.</li> </ul>	Please refer to attached updated photomontage study and commentary prepared by HPI which addresses this matter.
7	Note - \$61,805.90 will be required in S.94 Contributions, to be paid prior to occupation certificate.	Healthscope confirm acceptance of the required development contribution.
<b>Issues Raised by Transport for NSW</b>		
8	No objection raised but suggestion provided that staff and visitors should be provided with bicycle parking and end-of-trip facilities.	The hospital already provides end-of-trip facilities for its staff, including around 30 bicycle parking spaces and shower/locker facilities. These facilities are grossly underutilised and are therefore able to accommodate any additional need generated by the proposed building extension. See correspondence from TEF Consulting, dated 7 <sup>th</sup> September 2018.

	Issues Raised by RMS	
9	<ul style="list-style-type: none"> <li>• RMS defer to The Hills Council and the department of planning s to their satisfaction of parking arrangements and numbers</li> <li>• RMS suggests that a Construction Traffic Management Plan should be required for the project any new signposting required for the project be at no cost to the RMS.</li> </ul>	<ul style="list-style-type: none"> <li>• Parking provisions have been detailed in previous submissions and are clarified in further correspondence provided by TEF Consulting.</li> <li>• A Construction Management Plan and matters relating to signposting can be dealt with as conditions of consent.</li> </ul>
	Public Submissions	
10	1 x objection to the proposal if it can be seen from Orangery Place, Bella Vista	The hospital site is almost 700m from Orangery Place and separated by residential dwellings, roads, parks and the Bella Vista hillside. The proposed extension will not be visible from this location.