

## Transport Engineering

REF: 16S9001000

DATE: 21 December 2018

Savills  
Level 25, Governor Phillip Tower 1 Farrer Place  
SYDNEY NSW 2000

**Attention: Mr. James Collins (Project Manager)**

Dear James,

### RE: NORTH SHORE HEALTH HUB – 12 FREDERICK STREET, ST LEONARDS

The North Shore Health Hub (NSHH) development, to be located at 12 Frederick Street, St Leonards is approved to consist of allied health and private hospital uses with ancillary ground floor retail. The development includes two separate towers and a common podium with basement level parking covering an area of approximately 18,000m<sup>2</sup> gross floor area (GFA). This includes specific medical related space housed in 'bunkers' within basement level two.

It is understood that the basement level two bunkers cover 688m<sup>2</sup> GFA and was incorrectly excluded as part of the Development Application (SSDA). To ensure equitable use of this space, this letter assesses the extent of transport related impacts, if any associated with this additional floor area.

GTA Consultants has prepared previous transport assessments as part of the SSDA. Given the approved medical uses are not typically measured based on GFA, the assessments rather considered the future number of medical professionals and support staff required for the medical consulting rooms together with the number of private hospital beds. These land uses and our transport assessment criteria for NSHH are reproduced as follows:

- 156 medical consulting rooms equating to the need to accommodate 156 medical professionals plus 53 support staff.
- A 46-bed private hospital equating to five medical officers and 32 support staff.
- Ancillary ground floor retail of 610m<sup>2</sup> GFA (this was assessed on GFA alone).

Being in the basement and intended for day-to-day use by a select number of the approved medical tenancies and private hospital in the towers above, it is expected that the bunker space would be for use by specialist staff only that were already accounted for as part of the transport assessment for the approved development. As such, it is not expected to generate any additional staffing demand nor permitted access by visitors. Overall, the 688m<sup>2</sup> GFA in basement level two is not expected to add any such additional demand to the parking and transport impacts detailed as part of the SSDA.

I trust this provides the information you require. Naturally, should you have any questions or require any further information, please do not hesitate to contact me on (02) 8448 1800.

Yours sincerely

**GTA CONSULTANTS**



**Rhys Hazell**  
Associate Director