

29 May 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 – Modification Request- Condition E7 and F5 Use of Temporary Car Park MP10_0070

MacroPlan Dimasi, on behalf of the Sydney Adventist Hospital, seeks a modification of a previously issued project approval relating to the Seventh Day Adventist Hospital at Wahroonga.

The hospital works were originally the subject of a Part 3A Concept Plan approval (issued in March, 2010) and a subsequent 'Major Project' approval (issued by the Planning Assessment Commission in March 2011).

This modification request seeks to reword Condition E7 of the amended Project Approval as notified by the Planning Assessment Commission on the 1st of October 2011, which relates to the use of the temporary car park that is currently provided on site to accommodate construction worker vehicles.

Condition E7 of the Project Approval states:

'Prior to the issue of an Occupation Certificate for the Multi-deck Carpark, use of the temporary carpark is to cease operations and the temporary carpark is to be restored to its original state within three months of the issue of the subject multi-deck carpark occupation certificate. Details are to be provided to the satisfaction of the Certifying Authority and forwarded to the Department of Planning and Infrastructure for their records.'

Further, the modification seeks to delete condition F5 of the amended Project Approval to ensure consistency.

Condition F5 of the Project Approval states:

'Use of the temporary car park is to cease on the issue of an occupation certification relating to the use of multi-deck car park.'

Our client wishes to maintain the use of the temporary car park for the duration of the hospital construction period. Whilst the multi-deck car park is about to be commissioned for use, other construction work is still ongoing and further work is planned to occur on site. Retaining the temporary carpark will assist in ensuring that appropriate traffic management measures are in place to cope with construction worker demand. The carpark is well located away from other site facilities and is set back from Fox Valley Road such that its use does not impose any noise or other nuisance related impacts on adjoining land.

Our client has liaised with Ku-ring-gai Council in regard to this matter. We expect that a letter of support from Council for the temporary carpark's retention will be issued shortly, which we will duly forward to the Department.

We have drafted a suggested replacement to Condition E7 for the Department's consideration, and request it be modified as follows:

'Upon the issue of an Occupation Certificate for the last hospital building completed under Project Approval M10_0070 use of the temporary carpark is to cease operations. The temporary carpark is to be restored to its original state within three months of the issue of the subject Occupation Certificate unless a subsequent approval is issued for its continued use for the purposes of construction traffic management on the Wahroonga Estate. Details are to be provided to the satisfaction of the Certifying Authority and forwarded to the Department of Planning and Infrastructure for its records.'

Transitional Provisions

With regard to this application, could you please advise if this application is eligible for the fee to be waived under clause 8J of the EP&A Regulation (2000), given the minor nature of the request and the limited assessment and administration that is required by the Department for the application.

Should further clarification be required please do not hesitate to contact our office.

Yours sincerely,



Wayne Gersbach
General Manager – NSW