

22 February 2013

Ms. Heather Warton
Director - Metropolitan & Regional Projects North
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Cc: Mr. David Gibson, Team Leader, Metropolitan & Regional Projects North
Mr. Peter McManus, Senior Planner, Metropolitan & Regional Projects North

Dear Heather,

Re: Modification Request for Wahroonga Estate Concept Plan (MP07_0166 MOD3)

I refer to your correspondence of 10 January 2013 relating to the above matter and am pleased to provide additional information to assist the Department's assessment of our application.

'Reclamation' of Floorspace

The Department is correct in its statement that the proposed floorspace adjustment relates to an additional 7,552m² of floorspace over and above the 28,000m² of hospital floorspace approved under the original Concept Plan.

We note, however, that the additional floorspace that is now sought will still result in a total floorspace for the Central Hospital Precinct that is within the 94,000m² limit set by the Concept Plan and the Ku-ring-gai Planning Scheme Ordinance (PSO) (from which the planning provisions shifted from the Major Development SEPP) for the Wahroonga Estate.

Our previous reference to a 'reclaiming' of floorspace was meant in a descriptive sense only. Our application is clear that the modification seeks to allow *"for an extra 7,552m² of floorspace to be redistributed across the site ... in addition to the approved ... 28,000m²".*

Proposed Floorspace Distribution

It is proposed to allocate 3,550m² of the additional floorspace to the separately proposed expansion of the Education Centre. Full details of where, how and why the Education Centre is being expanded is provided in our separate modification request (MP 10_0070 MOD 4) lodged with the Department.

The remaining 4,002m² is proposed to be allocated to the Shannon Building which provides additional beds and associated patient service facilities and was intended to be rebuilt and re-positioned as part of the original 28,000m² allocation.

The existing and proposed location of the Shannon Building is depicted in the attached staging plans for the hospital redevelopment (Drawings A-A-012, 013, 014 and 015).

The floorspace now proposed to be attributed to this building is outlined in the table attached.

Visual Impact of Additional Floorspace

Although Project Approval has been granted to the Central Hospital works, final design planning for the stage of the hospital redevelopment involving the Shannon Building has not yet commenced. It is, however, intended to allocate the additional floorspace to the Shannon Building in a manner that does not extend the height of the building so as to limit any visual impact that the additional floorspace may have.

An indicative illustration of the intended allocation is shown in Drawings A-A-016 and A-A-017 (2/02/2013) attached.

As previously indicated, the relocated Shannon Building is internal to the site and is well 'concealed' behind the approved SAN Clinic building (currently under construction) and the existing Clifford building (that will remain as part of the refurbished Hospital complex). It is not expected that the additional floorspace therefore will have any detrimental visual impact external to the site.

Parking and Traffic Impacts of Additional Floorspace

A separate justification of parking spaces proposed as part of the expanded Education Centre is provided as part of our separate modification request (MP 10_0070 MOD 4). In essence, the proposed Stage 2 works for the Education Centre seek to extend the provision of parking from the previously approved 34 spaces to the now proposed 40 spaces. We note that the occupants of the expanded Education Centre, are relocating from existing facilities currently located on the site and as such presently park on-site. Therefore, the majority of car spaces required for this facility will not be new spaces. Additionally, the Stage 2 works will expand the provision of underground parking at this location, in keeping with an original preference of Ku-ring-gai Council.

Parking for the proposed Shannon Building will be provided at the time of this future stage of work over a part of the site that is presently occupied by ancillary buildings and storage facilities. Again we note that current on-site activities will be relocated to the new Shannon Building and no net gain of parking provision is anticipated.

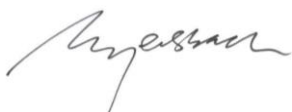
Word Changes to Concept Approval

Our original application included proposed word changes to the principal approval document. It appears that our proposed changes were incorporated with other previously made amendments to the Concept Plan approval and that this caused some confusion with Ku-ring-gai Council. We have since advised Council of the limited word changes that are proposed as part of our current request. These are intended to simply reflect and clarify the floorspace allowances that will result from our current modification request.

We are available to meet with your staff should further explanation of our proposal be required or should other matters arise in your final determination of our request.

Thank you in anticipation of your further prompt handling of this matter.

Yours sincerely,



Wayne Gersbach
General Manager – NSW