



3/10/2013
Ref: 13126

Mr Wayne Gersbach
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Dear Wayne

Sydney Adventist Hospital – Education Centre Proposed Stage 2 (Additional Floorspace)

I respond to your request to provide an assessment of the adequacy of the proposed parking provision for the now proposed expanded Education Centre and the potential traffic implications.

I undertook the assessment of the traffic and parking implications for the proposed Hospital Precinct development, I am familiar with the assessments which have been undertaken in relation to other elements of the Estate and I have assisted with the resolution and documentation of the required road/intersection upgrades.

I understand that:

- there are currently some 70 nurses who reside on site and will attend training at the Education Facility, although in the MWT Wahroonga Estate Traffic Report (Feb 2009) established that there were some 300 students enrolled at that time).
- the current student nursing numbers are accommodated in the absence of a specific student carpark facility. The student nursing presence has been accounted for in the background assessment of peak traffic levels that were considered in determining appropriate levels of overall parking and external roadworks deemed necessary to accommodate the Wahroonga Estate redevelopment. The MWT

report noted that *“the relocation of the existing facility would only generate a minor amount of additional traffic and this traffic was accounted for within the growth estimate for the overall hospital activity”*. Whilst there is a detailed assessment of the carparking for elements of the proposed Estate development this did not include that of the Education Facility.

- the Concept Approval identified 3,500m² for the Faculty of Nursing with 119 parking spaces. All traffic externalities associated with the overall Wahroonga Estate redevelopment were considered in detail at that time, including the proposed 119 spaces. The final approved concept plan allowed for a lesser number of residential units than had been factored into the traffic and parking assessments, providing some slack for the specific assessment of individual development components.
- the subsequent Project Approval plans only allocated 9 parking spaces to the Education Facility based on the realisation that this was the need for staff parking whilst student parking would be very largely incorporated into the parking provided for student accommodation.
- with subsequent design development the proposed parking provision was increased to 45 spaces.
- it is now proposed to increase the Education Facility floorspace to 7,050m² responding to funding eventualities and the interest and support of Sydney University. The 3,550m² increase is to be a redistribution of the permitted total floorspace under existing approvals.
- the proposed modification of floorspace incorporates an adjustment to proposed parking provision to 33 spaces with 14 spaces located in a basement level.
- the proposed expanded facility will be capable of accommodating 365 students and 9 staff, an increase of only 65 students over the 300 enrolled in 2009 when the traffic surveys and studies were undertaken.
- a large proportion of these students will be accommodated in the adjacent residential complex which will provide for 126 student (single bedroom) units and 60 private (2 x bedroom) residential units, and for which 184 basement parking spaces are provided and 190 bicycle spaces.
- not all students are expected to be on site at the education campus at the one time, as classes are staggered throughout the day and night. Further on-site parking is also available at the newly completed multi-deck car park which provides undercover parking for a total of 896 vehicles and 30 bicycles.
- teaching doctors will also be allocated specific car spaces within the multi-deck carpark.

- the Stage 2 expansion of the Education Facility will not represent anything like a pro rata increase in student numbers particularly when large areas will be provided for ancillary uses (eg gym, coffee shop, common room, amenities). The expanded education centre provides improved facilities for students and teachers but is not intended to substantially increase enrolments.
- the limited additional capacity for enrolments at the expanded education facility, over and above those students who will be accommodated on site, is less than the number of enrolments that are currently accommodated on site in the absence of student accommodation.

The assessments undertaken in relation to the potential traffic implications and parking demands of the proposed Estate development dealt with the peak demand times (eg morning and afternoon arrival/departure times etc) which are dominated by the hospital itself. The evolving design development of various elements of the estate have resulted in some changes relevant to that assessed for the Concept Plan Approval with some proposed increases (eg traffic and parking for the Commercial element) and some decreases (eg traffic and parking for the Accommodation element).

Reallocation of approved floorspace to the Education Facility will not necessarily increase the overall traffic generation or parking demand. In fact it is possible that it will result in a reduction in demand because of:

- the student accommodation on the site
- the times at which students will travel
- the fact that students are far less likely to have motor vehicles and will have a greater willingness to travel by public transport (i.e. ones who reside on site and those that don't)

It is my assessment in relation to the proposed increased floorspace for the Education Facility that:

- * it is not possible to accurately identify the parking demand generated by the expanded Education Facility when completed as there will be many fluctuating factors overtime. However, it is apparent that:
 - the number of students accommodated will not be substantially more than that enrolled in the past and there will be significantly more parking available overall than there has been in the past. Furthermore a large proportion of students will be accommodated on site (where there will be a substantial quantum of parking provided including share parking) while there will be other parking available within the hospital precinct

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- * there will not be an increased traffic generation and in fact there could be a reduction compared to reallocation of the floorspace to other elements

Yours faithfully

A handwritten signature in black ink, appearing to be 'RN' with a flourish.

Ross Nettle
Director
Transport and Traffic Planning Associates