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Mr Bryan Garland  
Johnson Property Group  
PO BOX A1308  
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6 August 2009

Dear Bryan

**Re: Wahroonga Estate Development – Response to Council’s Comments**

As requested we have reviewed traffic and transport aspects of the Ku-ring-gai Council’s submission on the Wahroonga Estate Development.

Please find below our responses to issues raised in the Summary chapter, section 4 (page 81) of the Council’s report.

Item A

*The proponent should provide details of the hospital parking survey undertaken by Parking Consultant’s International, which purportedly details current parking demand and turnover.*

Response

The hospital is expected to be expanded in a number of stages. Separate parking analysis will be provided with the Project Application for each stage at which time more specific details of exactly what is proposed and what medical activities will take place will be provided.

The Parking Consultant’s International report was prepared to assist the hospital in planning space and building allocations and is general in nature. Accordingly, it will not assist the current planning process in terms of detailed parking numbers to be provided at any one time.

The importance of adequate parking is acknowledged by the hospital and it recognises the sufficiency of the provision would need to be demonstrated at each stage. It is not appropriate to consider total parking provision for the Masterplan now given the general nature of development allowable under such a plan.

### Item B

*In order to demonstrate that the proposed residential parking provision is adequate, the proponent should better outline how many dwellings are to be retained as hospital staff accommodation and what measures are to be implemented to manage private parking demand in the long term.*

### Response

It is not known how many dwellings will be used by hospital staff as hospital staff will be able to use both hospital controlled dwellings and privately owned dwellings. The split between these is not known.

However, all dwellings will be the subject of the parking plan and this will be capable of modification/fine tuning as the residential component is progressed.

It is not in the interest of either the hospital or Adventist church to create a long term parking problem in view of their ongoing relationship with the site.

### Item C

*The proponent should provide further details on the proposed car sharing scheme, including details of costs, management, access and the requirement for dedication of onsite facilities.*

### Response

Details of the car sharing scheme are provided in the documentation. It is anticipated that the proper functioning of the proposal scheme will be the subject of a Consent Condition.

### Items D to G

*d. The proponent should provide further assessment of the traffic and parking implications for the proposed K-12 school. The current location of the school may not be appropriate for a number of reasons, including traffic and public transport management.*

*e. The proponent should provide further details on the proposed K-12 school to outline the operation of pickup & drop off facilities and the parking facilities to be provided for students and school staff. Parking should be provided in accordance with Council's DCP 43.*

*f. The proponent should undertake further assessment of the proposed K-12 school's public transport arrangements, with investigation of indented bus bays within Fox Valley Road. The proposal should be amended to incorporate bus parking bays if the location of the school is deemed to be viable.*

*g. In order to demonstrate how trip containment can be achieved at the site, the proponent must specify the number of student places are to be allocated to children of the hospital, church or school staff or residents of the Wahroonga Estate within both the K-12 school and faculty of nursing facility. The proponent should also indicate how student places could be restricted to staff and estate residents only.*

### Response

These relate to transport arrangements and implications of the proposed school. The level of detail requested cannot be provided at this time and would not normally be expected at Concept Application stage.

The proponent recognises that it will be necessary to provide satisfactory drop off/ pick up and parking arrangements for the school. It would be appropriate that such be the subject of a Condition of Consent with details to be supplied at Project Application stage.

### Item H

*The proponent should undertake further investigation to determine the feasibility of the proposed road and traffic management works. It is apparent that there may be insufficient public land available to allow a number of the proposed road works to be implemented.*

### Response

The RTA/SRDAC have been consulted in relation to proposed road improvements and have specified requirements in this regard. A meeting has been held with representatives of Council's engineering department to discuss works that may be necessary on Fox Valley Road. From this, it is considered that required works on Fox Valley Road are feasible but will require detailed survey, and option assessment to ensure that any land requirements are minimised while affording safe road geometry. Figures 1 and 2 show the conceptual sketches of the proposed roundabouts at Fox Valley Road.

### Item I

*The proponent must demonstrate how the proposed internal road circulation for the central hospital and central church precinct are to operate, with particular regard for the operation of restricted hospital parking areas and road side parking within the estate.*

### Response

Details of how the church and hospital road and parking provision will operate will be provided with each Project Application as development plans for each evolve. These will change over time and it is not appropriate to detail one such stage of future operation at this time.

### Item J

*The proposed access road through Precinct E, which links Fox Valley Road and The Comenarra Parkway, is likely to operate as a commuter 'rat-run' between The Comenarra Parkway and the F3 interchange. Access to and from this road from The Comenarra Parkway should be removed.*

Response

Following community feedback, it is now not proposed to connect Precinct E to The Comenarra Parkway via a through link from Fox Valley Road.

Item K

*The statement of commitments should outline funding arrangements for proposed upgrades to the road and bus network.*

Response

The statement of commitment when produced will specify the proponent's commitments to transport upgrades.

If you have any queries regarding the above or require further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Masson', with a long horizontal flourish extending to the right.

Bruce Masson

Director – Transport Planning

# CONCEPTUAL SKETCH OF FOX VALLEY RD-LUCINDA AVE ROUNDABOUT UPGRADE

WAHROONGA ESTATE REDEVELOPMENT



Smaller Island

Scale: 1:500@A3

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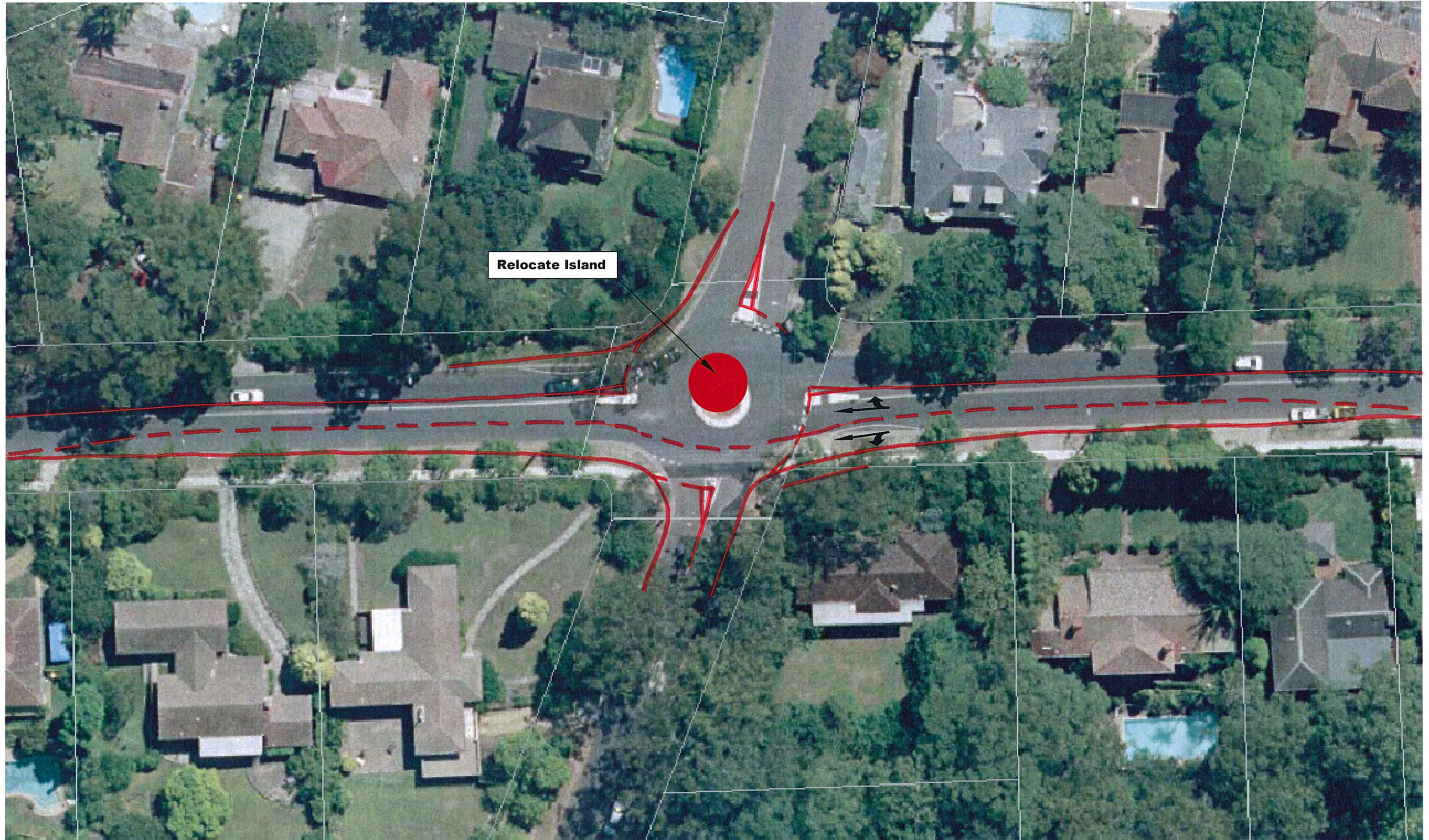
Filename: CTLCTU064da01

Figure 1

Date: 10 July 2009

# CONCEPTUAL SKETCH OF FOX VALLEY RD-ADA AVE ROUNDABOUT UPGRADE

WAHROONGA ESTATE REDEVELOPMENT



Scale: 1:500@A3

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Filename: CTLCTU064da02

Figure 2

Date: 10 July 2009