

Your Reference: MP10_0070
Our Reference: RDC 08M301 Vol 6 SYD10/00763
Contact: Dianne Rees
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SRDAC

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

The Manager
Government Land and Social Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Peter McManus

**STAGED ALTERATIONS AND ADDITIONS
TO SYDNEY ADVENTIST HOSPITAL, 185 FOX VALLEY ROAD, WAHROONGA
MAJOR PROJECT – MP 10_0070**

Dear Sir/Madam

I refer to your letter of 10 September 2010 (Department Ref: MP10_0070), concerning the abovementioned Major Project which was referred to the Roads and Traffic Authority (RTA) for comment in accordance with Clause 104 of State Environmental Planning Policy (Infrastructure) 2007. I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this application at its meeting on 6 October 2010.

Below are the Committee's recommendations and conditions provided by the RTA for inclusion in the determination of the Major Project Application:

1. A binding Deed of Agreement is to be entered into between the Proponent and the RTA, and Ku-ring-gai Council to undertake the works specified in Part B, clause B7(1) of the Determination of Major Project No. 07_0166 – Concept Plan for Wahroonga Estate.
2. All works associated with the proposed development, with the exception of works at the signalised intersection of Pacific Highway/Fox Valley Road for which a monetary contribution or Works in Kind of 25% of traffic signal/upgrade works and land acquisition costs is required, are to be at no cost to the RTA.

In addition to the above, the RTA provides the following comments on the subject application:

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.



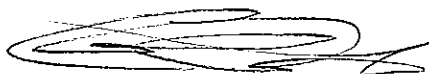
2. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTRROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
3. All vehicles are to enter and leave the site in a forward direction.
4. All vehicles are to be wholly contained on site before being required to stop.

The above conditions and comments are subject to a future meeting to be held with the Proponent, Ku-ring-gai Council and the RTA. Further comment and conditions may be provided to the Department following the meeting.

In accordance with State Environmental Planning Policy (Infrastructure) 2007, it is essential that a copy of the Department's Determination on the proposal (Conditions of Consent if approved) is forwarded to the Committee at the same time it is sent to the developer.

Any inquiries in relation to this development application can be directed to Dianne Rees on telephone 8849 2237.

Yours faithfully



Chris Goudanas
Chairman, Sydney Regional Development Advisory Committee

25 October 2010