



MacroPlan  
Australia  
Setting New Standards

ACT | NSW | VIC | QLD | WA  
ABN 16 562 343 655  
ACN 084 256 295

23<sup>rd</sup> August 2011

Mr Sam Haddad  
Director General  
NSW Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

Attention: Peter McManus & David Gibson (Metropolitan & Regional Projects North)

Dear Sam,

**Re: S.75W – Minor Amendments to Facilitate Construction Works, Sydney Adventist Hospital, Wahroonga (Approval Application No. MP10-0070)**

Construction works for the first stage of the approved alterations and additions to the Sydney Adventist Hospital (SAH) have commenced.

The SAH works represent the first stage of the broader Wahroonga Estate development for which a 'concept approval' was issued by the Minister for Planning in March 2010. The hospital works were the subject of a subsequent 'major project' approval issued by the Planning Assessment Commission in March 2011.

The approved hospital works primarily entail:

- The expansion and refurbishment of the existing Clinical Services Building (CSB);
- The construction of a new Education Centre;
- Construction of a new 'Shannon Wing';
- Relocation of other existing facilities necessary to create a new Merritt Kellogg Museum; and
- Other ancillary works including a multi-deck carpark, at grade parking areas, additional site landscaping and a new entry concourse that will better connect both new and existing buildings.

It is intended that the hospital works themselves will be staged, with construction intended to occur over a three year period. Our anticipated sequence of construction for the first stage of works is:

- At grade works involving temporary carparks and access arrangements and some permanent parking facilities – commenced in July 2011
- Commencement of the multi-deck permanent car park – due to commence September 2011
- New Entry Building – will commence with multi-deck car park in September 2011
- Clinical Services Building (CSB) – due to commence January 2012
- Service Amplification and Roadworks – ongoing and concurrent with above construction works.

Consistent with this construction program some minor amendments to the major project approval are required. These amendments, identified in the attached plans, will facilitate a more efficient construction process and will achieve a better operational outcome for the hospital.

The areas of the original project approval that are required to be modified to facilitate the first stage of construction are described below.

The modifications entail:

Strategic Planning  
Property Advisory  
Economic Analysis  
Retail Analysis  
Spatial Planning  
Policy and Strategy  
Financial Analysis  
GIS Mapping

Suite 2 Level 1  
34 Hunter Street  
Sydney NSW 2000  
T 61 2 9221 5211  
F 61 2 9221 1284  
info@macroplan.com.au  
www.macroplan.com.au

- 1) A revised layout for the approved temporary car park;
- 2) Alteration to the layout of a permanent at grade car park and a new permanent at grade car park;
- 3) A minor alteration to the approved location and internal flow of the multi-deck carpark (bringing the structure closer to the hospital wings and allowing pedestrian access at the one level); and
- 4) A revised entry building to better integrate various aspects of the project. The revised entry building is critical for patient and visitor flows from the multi-deck parking area to the existing hospital and new CSB.

Further staged modifications are also proposed but these will be the subject of separate submissions. The current modifications are required to facilitate a smooth construction process and to better integrate elements of the project to ensure improved legibility and public access. The changes proposed for Stage 1 construction works are all internal to the site and have no material impact on surrounding lands.

On behalf of the Sydney Adventist Hospital, therefore, this letter forms a formal request under Section 75W of the Act to amend the project approval for the hospital works.

In effect we seek substitution of the attached plan which outlines the changes (Overall Siteplan Stage 1, No.004, Revision F) to replace the original Stage 1A plan (Overall Siteplan Stage 1A, No. 004, Revision A). In addition a number of other 'replacement' plans are included.

A brief description of the minor changes involved follows:

- 1) Revised layout to the approved temporary car park – located at the northern end of the site and intended as a temporary operational car park for staff and visitors whilst construction works around the hospital occur. The approved temporary car park in this location allows for 258 spaces. The proposed new extended car park will accommodate 413 vehicles.

The car park is screened from Fox Valley Way by a row of existing dwellings (to be demolished in later stages). The extended car park will link to an existing car park and will facilitate the movement of vehicles between the existing and new car parks. An increase in the capacity of the car park has been requested by the Sydney Adventist Hospital to ensure minimal disruption to services during the construction phase. The 413 spaces are required to offset the loss of a similar number of parking spaces from works to be carried out to the multi-deck car park. The temporary carpark is required to enable works to be undertaken on the multi-deck car park. The temporary car park will cease once the new multi-deck carpark is completed.

- 2) Alteration to the layout of a permanent on grade car park – approved plans allow for the provision of two car parks with 46 and 40 spaces respectively (totalling 86 spaces). The amended plans provide for two car parks with 24 and 60 spaces (totalling 84 spaces). The reconfiguration is required as a result of engineering difficulties with the existing topography and service infrastructure.
- 3) A minor alteration to the approved location and internal flow of the multi-deck carpark, bringing the structure closer to the hospital wings and allowing pedestrian access at the one level. The footprint of the car park will move closer to existing buildings but will retain the same external facade.
- 4) A revised entry building to better integrate various aspects of the project and to better connect the multi-deck carpark to the hospital facility. This work will provide an improved public interface with hospital facilities and will improve pedestrian flows between individual buildings and to and from the multi-deck car park. The improved layout will connect all facilities at the existing Level 4 and is critical to optimising patient, visitor and staff circulation to hospital facilities.

As you can appreciate, site construction has commenced and any savings in approval times for the requested modifications are considered critical.

I am sure that you will agree that the proposed modifications are minor in effect and external impact.

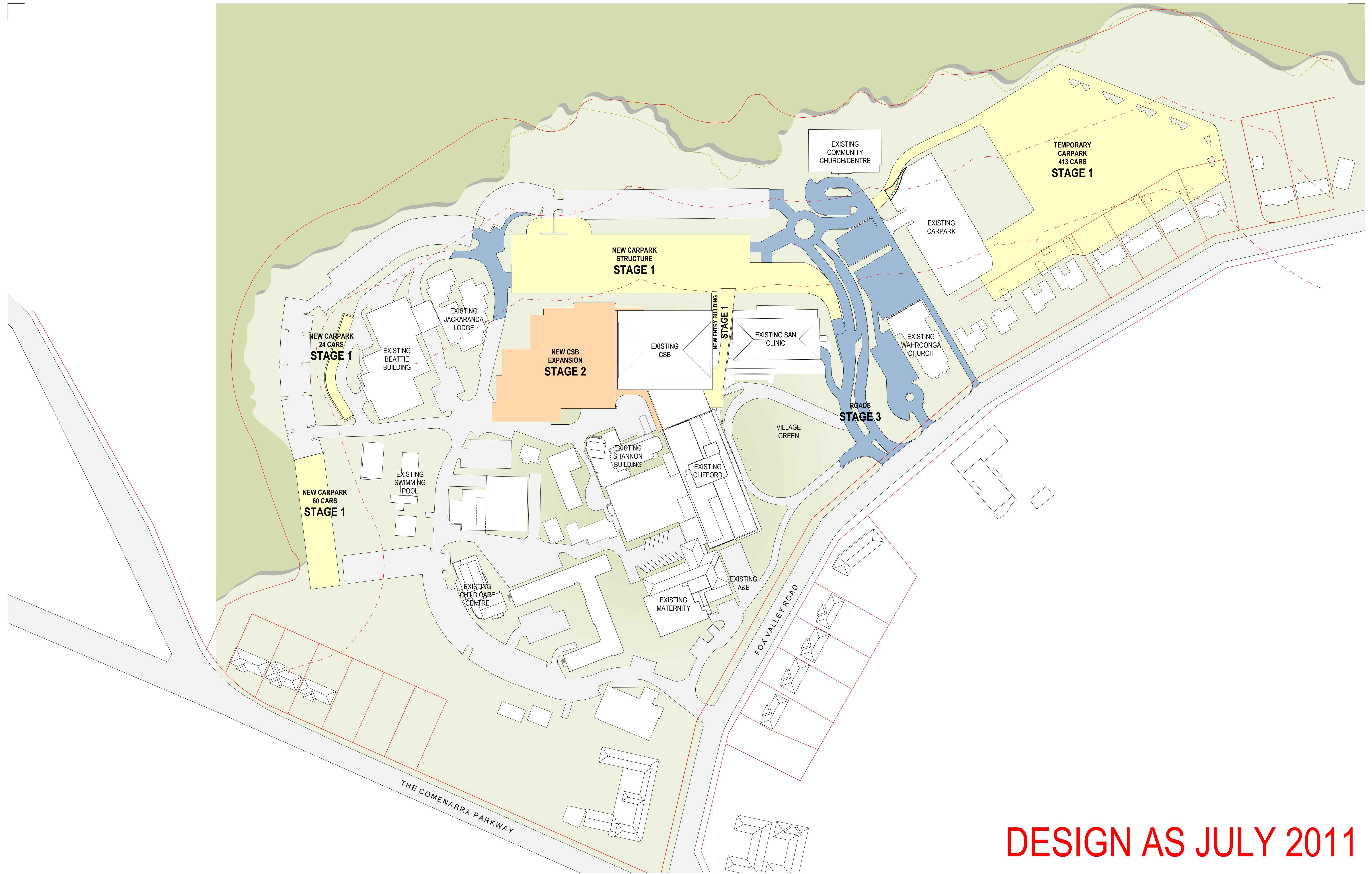
For your information Ku-ring-gai Council has been advised of the impending modification works, but has not yet received a written explanation of the proposed changes.

I will liaise with your staff next week in relation to this matter and look forward to the Department's prompt handling of this amendment request.

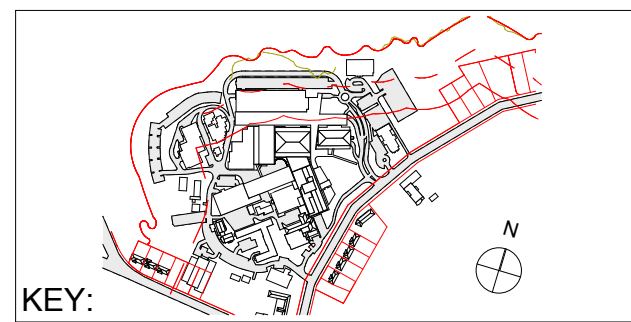
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Wayne Gersbach', with a stylized, cursive script.

Wayne Gersbach  
State Director NSW  
MacroPlan Australia Pty Ltd



DESIGN AS JULY 2011



COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS IN PART OR IN WHOLE WITHOUT PERMISSION OF MORRIS BRAY ARCHITECTS PTY. LTD.  
ALL LEVELS AND DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.  
ALL WORK TO COMPLY WITH CURRENT REGULATIONS AND S.A. STANDARDS.

F	AY	19.08.11	Section 75W Submission
E	AY	17.08.11	Section 75W Submission
D	AY	02.08.11	Section 75W Submission
C	AY	08.07.11	Section 75W Submission
B	AY	20.06.11	Information
A	AY	12.07.10	EA Submission
P04		08.07.10	Presentation to SAH
P03		07.07.10	Information
P02		02.07.10	Preliminary
P01	XX	24.06.10	Information

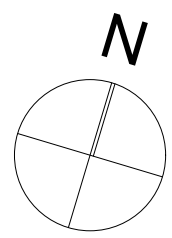
NOTES	No.	Initial	DATE	REVISION / ISSUE DETAILS	Check	PROJECT
-------	-----	---------	------	--------------------------	-------	---------

Sydney Adventist Hospital  
185 Fox Valley Road  
Wahroonga NSW

CONSULTANT

SYDNEY ADVENTIST HOSPITAL

STREET ADDRESS  
SUBURB STATE AND POSTCODE  
phone : (02) 0000 0000  
fax : (02) 0000 0000  
email: email address



**morrisbray**architects  
185-188 Willoughby Rd  
Crows Nest NSW 2067 Australia  
ABN 16 001 268 211  
NSW Architects Registration Board Nominated  
Architects: Terry Morris 3354 Garry Bray 3555

DRAWING TITLE:

**MASTERPLAN**  
Overall Siteplan Stage 1

SCALE:  
1:1000 @A1

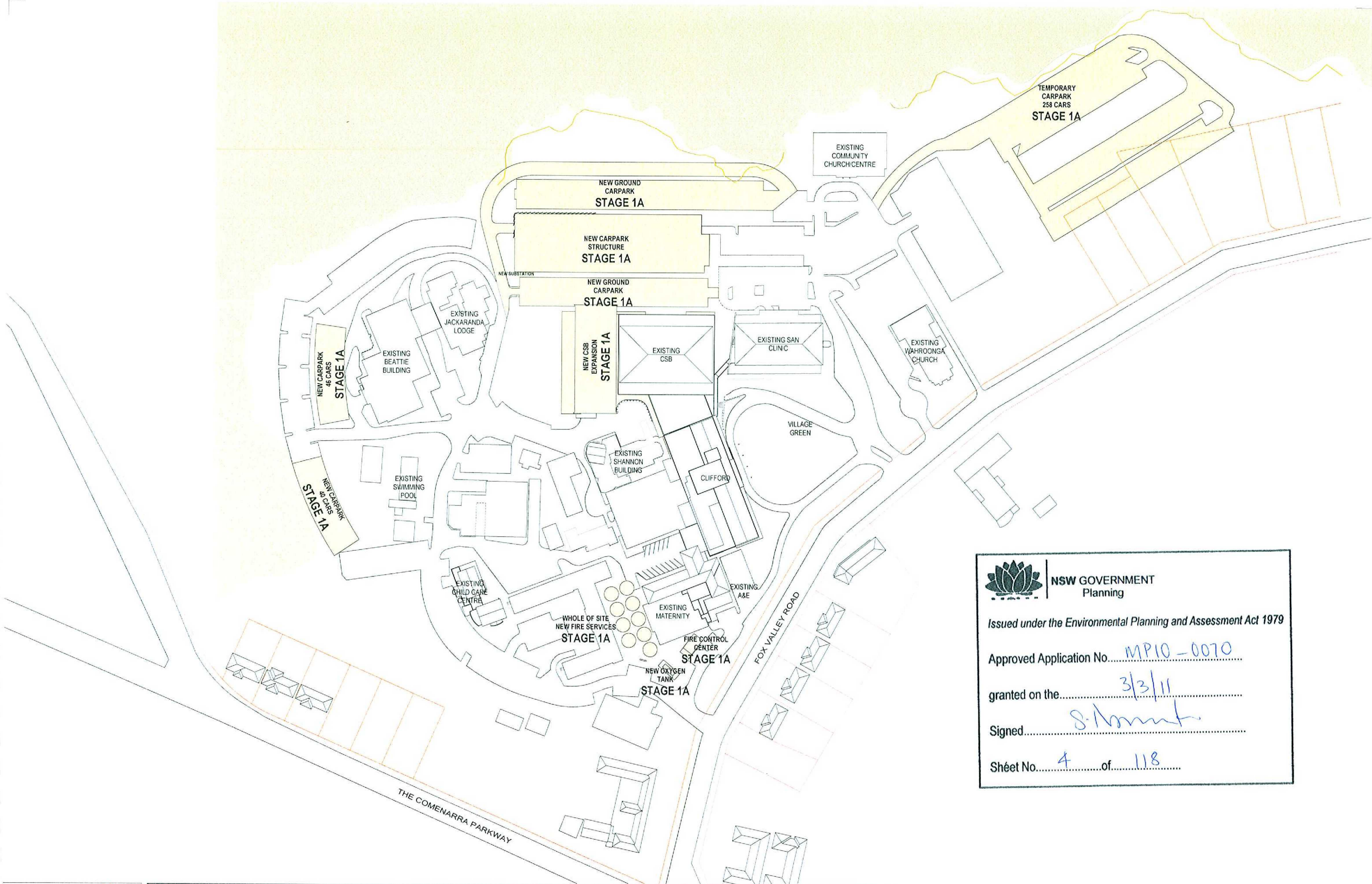
10001 A/EA-004

19/08/2011

ISSUE: F

004





NSW GOVERNMENT  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MP10-0070

granted on the 3/3/11

Signed S. Smith

Sheet No. 4 of 118



Copyright © All rights reserved. This drawing may not be reproduced or transmitted in any form or by any means in print or in electronic form without the prior written permission of Morris Bray Architects Pty Ltd.

ALL LEVELS AND DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.

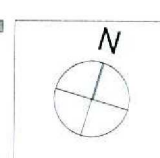
ALL WORK TO COMPLY WITH CURRENT REGULATIONS AND S.A.A. STANDARDS.

NO.	DATE	REVISION / ISSUE DETAILS	CHG.	PROJECT
1	12/07/10	EA Submission		
PC4	06/07/10	Preparation to SAH		
PC3	07/07/10	Information		
PC2	02/07/10	Preliminary		
PC1	24/06/10	Information		

Sydney Adventist Hospital  
185 Fox Valley Road  
Wahroonga NSW

SYDNEY ADVENTIST HOSPITAL

STREET ADDRESS  
SUBURB, STATE AND POSTCODE  
PHONE: (02) 9550 9600  
FAX: (02) 9550 9600  
EMAIL: email address



**morrisbray**architects

Morris Bray Architects  
185-186 Wroughton Rd  
Cherry Hill NSW 2161 Australia  
ABN 16 001 266 211  
NSW Architects Registration Board Nominated Architects, Terry Morris 3354 Gary Bray 3355

P: +61 2 9439 6622  
F: +61 2 9436 4873  
E: info@morrisbray.com.au  
W: www.morrisbray.com.au

DRAWING TITLE:  
**MASTERPLAN**  
Overall Siteplan Stage 1A

SCALE: 1:1000 @A1

10001 A/JEA-004

**004**