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30th September 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 – Amendments to Clinical Services Building (CSB) and Minor At-grade Car Park changes, Sydney Adventist Hospital, Wahroonga (Approval Application No. MP10-0070)

Please find attached detailed plans outlining proposed changes in this further s75W application for the abovementioned project. An application form for the amendments is also attached.

As previously advised, the proposed change to the Clinical Services Building complete the adjustments made to the nearby multi-deck car park and entry building to provide an improved arrangement of internal hospital space and to facilitate a more legible arrangement of space for both visitors to the site and staff.

The hospital works were originally the subject of a Part 3A Concept Plan approval (issued in March, 2010) and a subsequent 'major project' approval (issued by the Planning Assessment Commission in March 2011).

Consistent with the construction program for the hospital some minor amendments to the major project approval have previously been requested. This application represents further project approval amendments relating mainly to a new shape of the approved CSB building and an extended external car park.

The proposed modifications entail:

- 1) A minor extension to an at grade car park to provide an additional 27 car spaces; and
- 2) A revised shape for the Clinical Services Building and a combination of previous stages 1(a) and 1(b) of this building's construction.

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 site plan which outlines the changes (Overall Siteplan Stage 2, No.006, Issue D, 08/09/2011) to replace the previously approved site plan. In addition a number of other 'replacement' plans are included (various CSB plans, C-A-series).

A brief description of the work involved follows:

- 1) Alteration to the layout of a permanent on grade car park – the amended plans provide for an additional 27 car spaces. These spaces have been requested by the hospital to provide a specific parking area for medical staff.

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- 2) A revised design of the Clinical Services Building that aligns with the hospital's objective to provide best clinical practice to patients by streamlining hospital procedures and allowing more time for patient attendance. The change of floor layout to an "L" shape ward supports staffing and service arrangements. The hospital works on a 10 patient per staff module. Therefore, having 40 beds per floor, split into 4 groups of 10 with 2 either side of a central core, supports the most efficient operational use of space.

With an "L" shape ward layout, all vertical circulation is located in the centre of the plan with minimal travel distances for patients, staff and visitors. The "L" shape also allows for optimum observation from the arrival point on the ward floor. The "L" shape is also more efficient in terms of overall site footprint than a linear ward.

The new arrangement of the CSB building is a direct response to the hospital's request to assist its operational modalities.

The new CSB building is slightly larger in terms of gross floor area than the previously approved building (see attached schedule which outlines gross floor area of individual hospital components) although not to a large extent. Through other modifications and floor space savings, the project is still within the overall floor space cap of an additional 28,000m².

The proposed CSB building is now approximately 3 metres higher than originally approved, but remains within the height limit set by the concept approval, and remains at the same height as the existing Clifford Tower.

The concept approval stipulates "*maximum heights of 20.5m, 26.5m and 39.5m (6, 8 and 12 storeys) in close proximity to the existing hospital tower and / or to take advantage of sloping topography towards the centre of the site*".

The increase in height of the BSB building has been necessitated by the need to accommodate additional plant and storage space within the building. Plant was originally located on levels 1, 6 and 11 but is now also proposed to occupy Level 1, half of level 6 and level 12.

The new "L" shaped building does not involve an increase in ward rooms or theatres. It allows for these and other facilities to be accommodated in a clearer clinical layout with more ancillary storage and reconfigured larger plant.

The increase in building height and additional internal space to accommodate storage and plant requirements has meant that the overall gross floor area of the building has increased from 18,818 to 19,775m².

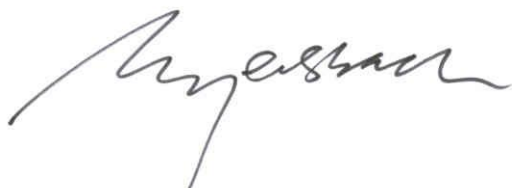
The impact of these changes is minimal. The CSB building is situated 'internal' to the site, i.e. it is well hidden by other existing structures on site so as to not have a material impact on site amenity or views from outside the site. It is no higher than other existing buildings on site (e.g. the Clifford Building).

Building elevations show that the new shaped CSB maintains generally the same appearance as the initially approved building. The facade treatment has been kept in general accordance with the original approval.

The attached schedule details the total gross floor area of the hospital precinct as currently proposed compared to the level of floor space as originally approved. From this it can be seen that the total amount of floor space provided on site as a result of this current request remains less than the additional 28,000m² originally approved. The total cap of additional floorspace will continue to be adhered to through any further modifications of future buildings.

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
Director NSW
MacroPlan Australia Pty Ltd

Description	Area as Approved EA	Area of S75W Application
Existing Hospital area	58,448	58,448
Concourse Building		
Level 1	220	0 (Plant)
Level 2	119	0
Level 4	74	60
TOTAL	413	60
CSB Expansion		
Stage 1a	12,166	19,775
Stage 1b	6,652	0
TOTAL	18,818	19,775
Shannon Wing		
Demolition of existing Shannon Wing and Bunkers	-1,287	-1,287
Demolition of existing Male residence	-969	-969
Demolition of existing workshop	-1,148	-1,148
New Shannon Wing	12,165	11,445
TOTAL [nett]	8,762	8,041
TOTAL ADDITIONAL AREA [all stages]	27,993	27,876
TOTAL HOSPITAL DEVELOPMENT AREA	86,441	86,324
Education Centre	3490	3490