



MacroPlan
Australia
Setting New Standards

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

17th October 2011

Ms Heather Warton
Director – Metropolitan & Regional Projects North
NSW Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Peter McManus

Dear Heather & Peter,

Re: Department Queries & Council Submission - Sydney Adventist Hospital, S75W Stage 1

Thank you for your recent correspondence with respect to our request to modify the project approval issued for hospital works at the Sydney Adventist Hospital site at Wahroonga.

We respond initially to the comments made and additional information sought by the Department. Secondly we respond in aggregate to the submission received from Ku-ring-gai Council.

The Department has sought clarification with respect to four matters, addressed individually as follows:

1. Duration of the Temporary Carpark

We advise that the Statement of Commitments included as Schedule 3 to the Project Approval stipulates that the temporary carpark is to be provided “until such time as sufficient permanent car parking is provided to meet demand associated with both operational and construction activities”. We envisage that this will occur once the multi-deck carpark and other permanent parking areas are provided.

The commitment does not change as a result of the proposed modifications. It remains unaltered.

2. Total Floor Space

The below schedule, provided in conjunction with our second S75W request, outlines the total floor space that is now proposed to be provided with each stage of development.

We note that the current modification will involve a reduction in actual floorspace associated with the amendment of the new Entry Building. The retail elements that were to be included in the approved space have now been relocated to within the existing hospital buildings, and therefore are no longer additions to GFA. In addition, the Chapel that was previously part of this stage of the development is no longer to be relocated as part of the Entry Building and will remain part of the existing hospital GFA.

The resultant reduction in floor space is reflected in the attached schedule which indicates a reduction in floorspace for the concourse building.

Although future stages of the approved hospital precinct development have not yet commenced, the designs of individual aspects are currently being fine-tuned. Our client is conscious of the overall site floorspace limitations and is working to achieve compliance. We do not expect at this stage for there to be any reason to depart from the 28,000m² cap that has been set under the project approval.

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

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 [net]	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

3. Aspects of Proposed New Design

We confirm that the proposed modification to the Hospital Entry Building will result in:

- Deletion of the approved new verandah.
- The existing chapel being retained in its current position.
- Embellishment of the Village Green as a feature of the main hospital entry. The Village Green remains an important element of the overall master plan for the hospital.

The net result of these changes is a reduction in additional floor space for this stage of the project and a significant improvement in the legibility of the hospital entry. The modified building works now provide a single entry hub which addresses the hospital's street frontage but also provides for direct access from the multi-deck car park.

4. Number of Parking Spaces

The original project approval provides for a total of 2,058 permanent car parking spaces site-wide. The final number of permanent car parking spaces now proposed will remain as 2,058.

The temporary car park space has increased in size but this is due to loss of existing spaces being brought forward, resulting from approved stages 1 and 1a being constructed at the same time.

The temporary car park is only required to enable the hospital to maintain its existing numbers until the new facilities come online.

In response to Ku-ring-gai Council's submission we feel it appropriate to deal with this response in aggregate to avoid repetition in our answers. We have chosen not to comment on Council's suggestion that the car park should be located underground as this submission was dealt with at the time of original approval.

We have grouped Council's principal concerns and respond as follows:

▪ Car Park as the Main Hospital Entry

The main hospital entry from an architectural perspective remains at the front of the estate on Level 4, oriented toward the Village Green and the adjacent Fox Valley Way. The entry hub is set back and positioned strategically between the existing clinic building, the CSB and the western multi-deck car parking area in order that it may service various elements and wings of the hospital's operations.

The hospital is situated on a sloping site with the main pedestrian arrival for the hospital being at Level 4. The arrival point is four levels above the lowest car parking space. Visitors and staff who park at these lower levels need to find their way to Level 4 to the Main Entry. The proposed modifications will vastly improve the arrival experience. The Level 4 space remains the main hub and entry for the entire estate and this space is greatly enhanced in our modified development.

Architecturally, the hub is provided with an open atrium space that connects to the lift foyer. The void space celebrates the point of arrival and will be treated accordingly. Its treatment will include high performance glass and sun shading to create a comfortable internal atmosphere and contributing to the building's environmental performance. The "hub" will provide a substantial presence to the Village Green and all visitors to the estate.

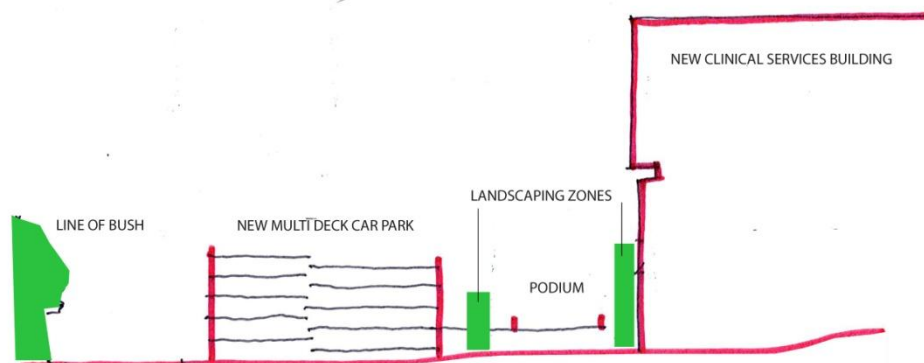
The hospital's northern elevation is currently made up of a series of disparate buildings with little architectural cohesion. The new entry is more contained, more user-friendly and improves the sense of arrival, leading all patients, staff and visitors through to Level 4 and the new "hub" in an efficient yet pleasant manner. Patients and visitors will now be able to more easily understand where they have to get to and then proceed in a safe and direct manner.

▪ Insufficient Separation from Hospital

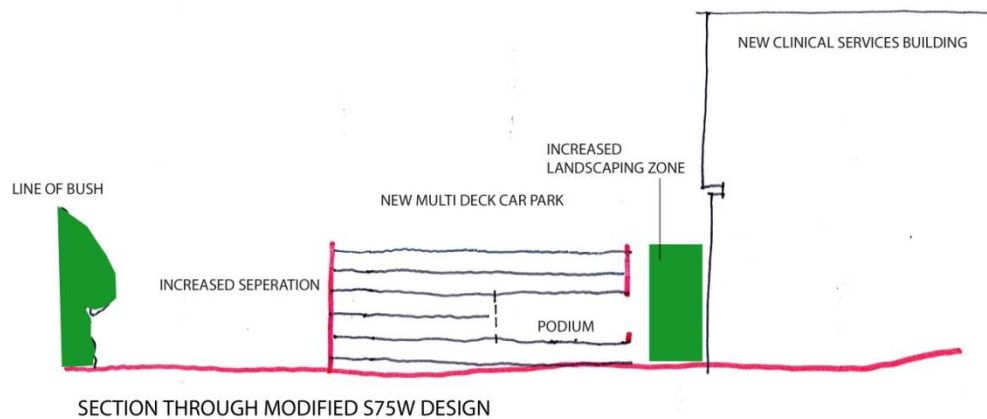
The sketch below details the location of the car park as originally proposed and as now planned. The car park podium was initially set at 6 metres from the hospital building, providing for a landscaped zone of around 3 metres between the hospital building and the podium.

The car park structure is now set back 12 metres from the building, allowing a more extensive area for landscaping and solar access in this location. The podium has been designed to provide an undercover entry for all visitors and patients accessing the hospital directly from the car park, as opposed to the original design which was a separate building with no links.

The car park building itself was initially set at 18 metres from the hospital building and has been moved to 12 metres, it being noted that this eastward repositioning also places the majority of the car park structure some 6 metres further away from adjacent bushland to the west, taking the entire building out of the 50m bush fire set back zone.



SECTION THROUGH APPROVED DESIGN



The forecourt area to the east of the car park remains an important vista to the bush on exit from the Entry Building. The nature of the exit and the double height quality of the space allows for views to be maintained. This area is now to be utilised as one of several 'areas of reflection'.

▪ **Significance of Design Changes**

The movement of the car park building eastward is minor in detail and impact. It remains a car park at the back of the hospital site, the bulk and scale of which is quite similar to the original design. There are no views of the car park that can be obtained from across the valley. Accordingly the original visual impact assessment of this component remains valid. The external facade treatment remains similar in style to as originally proposed, including fire radiant heat shields and perforated mesh.

The height of the car park has slightly increased (by 3750mm), keeping the structure below the 39.5m RL level that is stipulated in the project approval. This height still provides maximum visual amenity for patients in the adjacent ward towers which occur at level 5 and above.

The car park is now a level deck car park, but remains a series of platforms and is therefore not substantially different in its design to the original proposal. The aspirations of the design and focus of the hospital have not altered and have been at the forefront of our considerations with respect to the modifications now sought. These are summarised below:

- When patients require the services of the SAN it is intended to offer the "SAN" experience that will separate this hospital from other Private Hospitals. The "SAN" experience can be expressed through the aspects of the building connecting to the outdoor environment, providing a series of meditation gardens with the Village Green as a central 'place of experience'.
- The Village Green serves both a private purpose for the reflection of patients and visitors and a strong community purpose. It will be used by the community at different times throughout the year, e.g. for the conduct of Christmas Carols. The sense of the entry concourse and its connection to the Village Green is a critical element of the building's design and the welcoming SAN experience.

▪ **Other Matters**

A number of other matters have been raised by Council, including commentary which infers a superior design of the previous car park and suggesting that the linked access to the hospital should remain at level 2 and below. These comments are subjective and ignore the important need to better define the hospital entry space for all visitors to the site, whether they access the entry hub from the car park or from the front of the site. The architectural treatment of the new entry hub is substantial. It clearly defines a main entry space that is oriented eastward toward the Village Green and Fox Valley Way but cleverly connects to the multi-deck car park as a secondary access.

We trust that our response sufficiently assists the Department in progressing its consideration of our S75W request. Should further information be required please do not hesitate to contact our office.

As a submission has been received, we understand that the matter will now be determined by the Planning Assessment Commission (PAC). We would appreciate, if possible, the opportunity to address the PAC in relation to this matter.

We reiterate that the current modifications seek to better integrate elements of the hospital to improve legibility, hospital operations and public access. The changes proposed for Stage 1 construction works are internal to the site and, in our opinion, are minor in effect and external impact. The modifications do not substantially alter the form of development approved under the original concept approval or the hospital precinct project approval. It is appropriate that they to be dealt with as a modification to the project approval.

We appreciate the Department's prompt handling of this amendment request thus far and look forward to receiving a final determination as soon as is possible.

Yours sincerely,

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

Wayne Gersbach
State Director NSW
MacroPlan Australia Pty Ltd