

11 January 2012

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 the Construction Works, Sydney Adventist Hospital, Wahroonga (Approval Application No. MP10-0070)

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;
- 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.

Due to a change in the Internal Planning brief requirements of the Education Centre, some minor amendments to the major project approval are required. These amendments which are the subject of the submission, will achieve a better operational outcome for the Education Centre, and will facilitate a more efficient construction process.

The areas of the original project approval that are required to be modified relate to:

- 1) A revised Education Centre design, to better integrate various aspects of the client brief and achieve improved departmental relationships.

A brief description of the minor changes involved follows:

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Nominated Architects: Terry Morris 3354, Garry Bray 3555

MBMO

1. Description of Proposal

The new arrangement of the Education Centre building is a direct response to the Briefing request to provide a floor plan that is more integrated and has improved departmental relationships. This new arrangement also facilitates a more legible arrangement of space for both students and staff and will ensure a successful teaching environment. The proposed modifications primarily entail the removal of the top level and a redistribution of the associated GFA into a 2-storey design which supports teaching and operational arrangements. The proposed layout arranges teaching and admin facilities around a central core/entry foyer that improves legibility of the design and proved clearer way finding. The proposed amendments do not affect the buildings location and GFA and both remain as per the original approved design.

The proposed new building incorporates the following changes:

- The building height has decreased by approximately 3.7m due to the removal of the third floor
- Increase in the building footprint due to the redistribution of the approved 3500m² GFA over two levels
- The façade design has been amended to reflect the two storey design
- The modifications also entail a minor extension to an at grade car park to provide an additional 34 car spaces.

Building Size

By removing the top floor, but redistributing the approved 3500m² GFA over two levels, the overall size of the building has not changed from the approved design. Although the building footprint has increased, this has had a positive effect on the overall bulk and scale of the building due to the significant reduction in height. We have also taken measures such as modulation of the facade and using a complementary pallet of materials, to provide an interesting and dynamic facade to the new design.

Building Shape

By removing the top floor, but maintaining the approved GFA the footprint of the building has increased. The key element on the building shape is the new entry foyer. This new central entry foyer has an improved relationship with the surrounding natural environment and enhances way finding, and the arrival sequence of both staff and students. This central space works as a hub that directly links to the various teaching and administration departments. This clarity in the planning is a key driver in the form and articulation of the building.

Building Height

- The proposed Education Centre building is now a two storey building and is approximately 3.7 metres lower than originally approved.

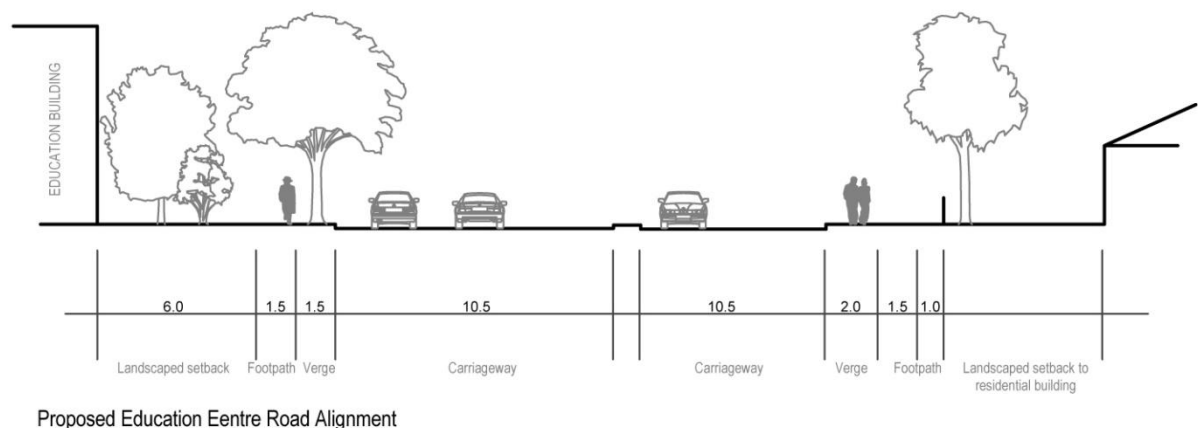
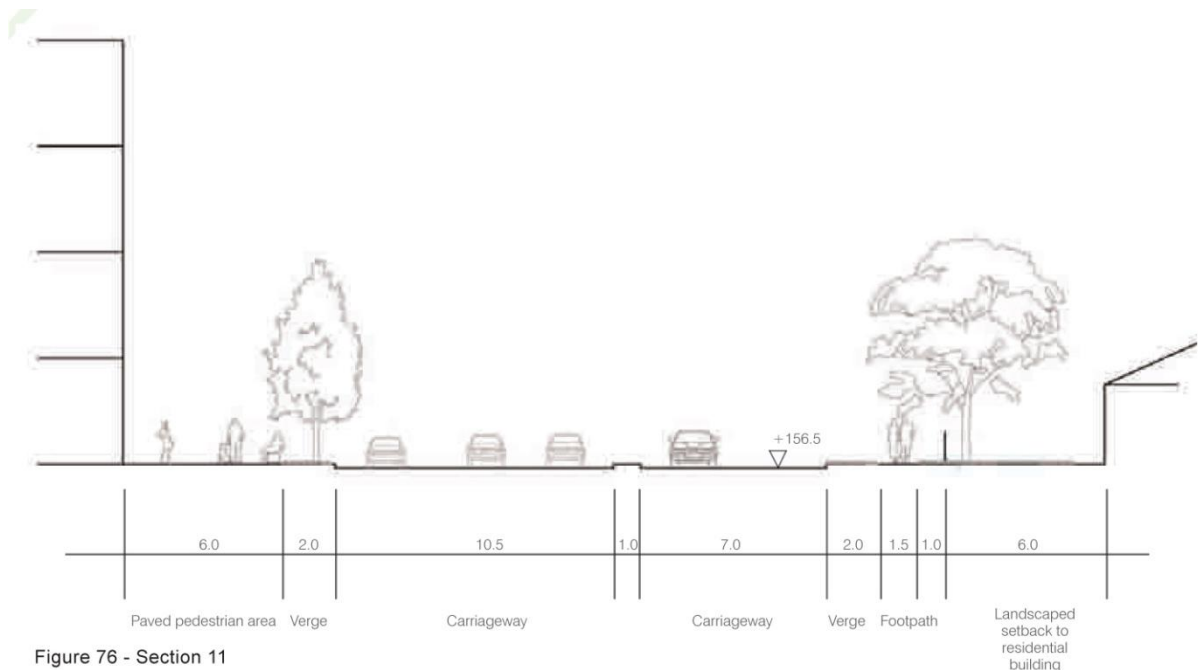
Car Parking

The current proposal also seeks to increase the onsite car parking from 9 in the approved building design to 43 in the proposed design. This modification has been made to due to the requirement to provide senior lecturers and full time staff adequate onsite parking. The proposed increase to 43 car spaces falls within the 119 allocated spaces in the Preferred Project Report & concept Plan January 2010. The Minister for Planning's Determination does comment of the proposed parking rates, however Section B9, (1) refers back to the rates specified in the Preferred Project Report. Overall impact of the proposed car parking modifications is minimal, additional measures such as contouring and landscaping will help integrate the parking into the environment.

Setbacks

With the removal of the third level and subsequent building footprint growth, the setback to Comenarra Parkway has been reduced. Although this setback has been reduced when compared to the approved building design, it is still within the limits set by Concept Plan for Wahroonga Estate. We refer to Figure 76 below from page 74 of the Preferred Project Report & concept Plan January 2010, which refers to setbacks along Comenarra Parkway. Also below is the proposed Education Centre Road Alignment which illustrates the relationship of the proposed building down Comenarra parkway. As demonstrated by these two drawings the proposed location of the Education Centre will provide a consistent building alignment down Comenarra Parkway. This building alignment combined with the landscape setback will enhance the streetscape.

Note: The positioning of the proposed building has been set with consideration of the worst-case road widening alignment to maintain the 6m setback with the road in its future position.



2. Impact Assessment of Proposed Modifications

The proposed modifications are in relation to the previously approved building and aim to serve the same intent as the original approved education centre, i.e. to provide improved education and training facilities for staff, of the SAN hospital. The modifications relate to the same development as which has been granted concept approval (Major Project No. 07_0166) and project approval (MP 10_0070) under Part 3A of the EP&A Act 1979.

Given these previous approvals and the nature of the proposed works (i.e. education) the consent authority for the modifications remains with the State Government (as delegated to the Planning Assessment Commission).

It is relevant to consider the nature and extent of the overall hospital works that have been previously approved. The concept approval allowed significant works across the Wahroonga Estate, incorporating:

- An upgrade of hospital facilities (limited by an additional floor space of 28,000m²) as well as an expanded nursing facility and a proposed student accommodation/hostel within the „hospital precinct“;
- Additional educational and church related floor space within the „church precinct“; and
- Commercial, retail, residential and retirement accommodation across the site.

The overall impact of the proposed modifications is minimal. New works are consistent with the locational specifications and floor space limitations of the original concept and project approvals and are proposed primarily seek a better arrangement of the various internal functional space and associated carparking.

3. Supporting Plans & Details

The following additional plans indicate relevant details:

- A_75w-111 [A] Basement Plan
- A_75w-112 [A] Ground Floor Plan
- A_75w-113 [A] Level 1 Plan
- A_75w-114 [A] Sections
- A_75w-115 [A] Elevations
- A_75w-116 [A] GFA Plan

The current modifications are required to better integrate elements of the project, and to ensure a successful teaching environment. The changes proposed for the Education Centre construction works have a REDUCED IMPACT when compared to the original approved design.

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 Education works.

Site Construction is due to start in July therefore as you can appreciate, 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.

I look forward to the Department's prompt handling of this amendment request.

Yours faithfully

Sam Thomas
Associate