

11 December 2020

The Secretary  
NSW Department of Planning, Industry & Environment  
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PARRAMATTA 2124

Attention: Michelle Niles, Acting Team Leader, Regional Assessments

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**Re: Modification to Concept & Project Approvals concerning Roadworks for Wahroonga Estate**

I refer to recent discussions regarding the above matter and hereby provide an updated modification request based on the findings and recommendations arising from the recent TTPA assessment of traffic conditions and the remaining approved development potential at the Wahroonga Estate.

**PREVIOUS MODIFICATION REQUEST - 17 MARCH 2020**

The latest modification request, submitted to the Department in March 2020, sought to amend the roadwork conditions of the overarching Concept Approval (MP 07\_0166) for the Wahroonga Estate and of the corresponding Project Approval (MP 10\_0070) for works within the central (hospital) precinct of the estate.

The modification sought to have all roadworks itemised in the Concept Approval as a single point of reference for required works across the estate.

The current wording of the relevant conditions under the Concept Approval and the Project Approval are included at **Appendix A**.

**Mod 6 to Major Project Concept Approval MP 07\_0160 (as at 17 March 2020):**

The proposed wording for Condition B7 of the Concept Approval, as at March 2020, was:

**B7 Agency road requirements**

1) *The Proponent is to undertake detailed road upgrade works and make payment of specified monetary contributions prior to the issue of Occupation Certificates for the nominated staged development of the site or as otherwise specified below:*

a) *the road upgrade works to be undertaken by the Proponent, include:*

- I. *Upgrade to the Main Hospital Entry intersection - prior to Occupation Certificate for Stage 1A Hospital.*
- II. *Upgrade of the intersection of The Comenarra Parkway and Fox Valley Road - to be completed by end April 2021.*

- III. Provision of a roundabout or traffic signals at the intersection of Fox Valley Road and the road adjacent to the school to be completed by end June 2021.
- IV. Two southbound travel lanes along Fox Valley Road from the Pacific Highway to the development site, including reconstruction (or upgrade to a signalised intersection) of the existing roundabouts at the Fox Valley Road/Ada Avenue intersection and the Fox Valley Road/Lucinda Avenue intersection - prior to Occupation Certificate for the Shannon Building (Stage 3 of MP 10\_0070 issued for Staged Alterations and Additions to Sydney Adventist Hospital).
- V. Widening The Comenarra Parkway to provide two traffic lanes in each direction between Fox Valley Road and Browns Road - prior to Occupation Certificate for the SAN Residential Project (DA 0453/12).

b) the monetary contributions to be provided by the Proponent include:

- I. A monetary contribution to RMS towards the upgrading the Pacific Highway and Fox Valley Road intersection, comprising an amount of \$309,833 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index); and
- II. A monetary contribution to RMS in the amount of \$670,000 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index) toward the upgrade of the Pacific Highway and Fox Valley Road intersection in lieu of upgrading The Comenarra Parkway and Kissing Point Road intersection.

The monetary contributions are to be paid to the RMS by end-June 2020.

The above modification was proposed in conjunction with the following proposed amendment of the major project hospital approval in order that both approvals are in sync with each other.

**Mod 7 to Major Project Approval MP 10\_0070 (as at 17 March 2020):**

The modification request of March 2020 sought to delete Condition E1 of the Project Approval.

Condition E1 was based on the original assessment of the cumulative traffic generation of the various development components associated within the central hospital precinct.

Most of the required works have either been completed and/or are underway. Accordingly, the modification sought to incorporate the project approval works within the frame of the overarching Concept Approval so that all previously approved (and future) projects have a single point of reference.

**CURRENT UPDATED REQUEST – December 2020**

Subsequent to the latest modification requests being submitted the Department asked for an overall assessment of traffic conditions to provide a more current framework within which to assess the modification requests.

An updated traffic assessment has been completed by TTPA (November 2020).

TTPA's reassessment of traffic conditions has provided an opportunity to correct previous misconceptions and assessments and to better understand the implications of proposed development components in a contemporary context.

TTPA recommends that:

- The requirement to provide 2 southbound lanes along Fox Valley Road between the Pacific Highway and the site be abandoned.
- The roundabout at Ada Avenue be retained as is.
- The Lucinda Avenue roundabout be retained as is.
- Traffic signals at the School access intersection be provided, without a right turn bay, with this work to be completed prior to occupation of stage 6 (Senior School) of SSD5535. This is on the basis that the existing temporary access provision through the Hospital access road is maintained without operational shortcomings.
- The intersection of The Comenarra Parkway and Fox Valley Road will operate satisfactorily with an eastbound kerbside approach lane of 210m and a northbound kerbside departure lane of 85m.

On basis of latest TTPA traffic assessment it is now proposed that Condition B7 of Major Project Concept Approval MP 07\_0160 be amended to read:

**B7 Agency road requirements**

1) *The Proponent is to undertake detailed road upgrade works and make payment of specified monetary contributions prior to the issue of Occupation Certificates for the nominated staged development of the site or as otherwise specified below:*

a) *the road upgrade works to be undertaken by the Proponent, include:*

- I. *Upgrade to the Main Hospital Entry intersection - prior to Occupation Certificate for Stage 1A Hospital.*
- II. *Upgrade of the intersection of The Comenarra Parkway and Fox Valley Road - to be completed by end April 2021.*

*Note: The intersection is to be provided with an eastbound kerbside approach lane of 210m and a northbound kerbside departure lane of 85m.*

- III. *Provision of traffic signals, without a dedicated right turn bay, at the intersection of Fox Valley Road and the road adjacent to the school - to be completed prior to occupation of stage 6 (Senior School) of SSD5535 or end June 2025, whichever is the sooner.*

b) *the monetary contributions to be provided by the Proponent include:*

- I. *A monetary contribution to RMS towards the upgrading the Pacific Highway and Fox Valley Road intersection, comprising an amount of \$309,833 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport*

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and Communications Economics Road Construction and Maintenance Price Index); and

- II. A monetary contribution to RMS in the amount of \$670,000 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index) toward the upgrade of the Pacific Highway and Fox Valley Road intersection in lieu of upgrading The Comenarra Parkway and Kissing Point Road intersection.

Note: The above monetary contributions are to be paid to the RMS by end-June 2021.

It is suggested that it would be appropriate for all parties who have an interest in the outcome of required roadworks to meet to discuss the TTPA findings. My client and its consultants are available to meet at the Department's request.

I look forward to further discussions and to the final resolution of this matter.

Yours Sincerely



Wayne Gersbach | **Memphis Strategic**

## APPENDIX A – CURRENT WORDING OF CONDITIONS

Condition B7 of Major Project Concept Approval MP 07\_0166 presently states:

### **B7 Agency road requirements**

- 1) A binding Deed of Agreement is to be entered into between the Proponent and the RMS prior to issue of the first Occupation Certificate for future staged expansion and refurbishment of the Clinical Services Building on the site. The Deed is to:
  - a) detail the road upgrade works to be undertaken by the Proponent, including:
    - I. reconstruction of (including upgrading of the existing traffic signals to) the intersection of The Comenarra Parkway and Fox Valley Road;
    - II. intersection improvements where Fox Valley Road intersects with site accesses;
    - III. widening The Comenarra Parkway to provide two traffic lanes in each direction between Fox Valley Road and Browns Road;
    - IV. widening Fox Valley Road between The Comenarra Parkway and the northern boundary of the site to accommodate two travel lanes in each direction. In addition, two southbound travel lanes must be provided along Fox Valley Road from the Pacific Highway to the site.
    - V. a monetary contribution or 'works in kind' (WIK) equivalent towards the estimated total cost of upgrading the Pacific Highway and Fox Valley Road intersection, comprising the equivalent of:
      1. 25 % of the estimated total cost of traffic signal/civil upgrade works and land acquisition costs associated with the upgrade of the Pacific Highway and Fox Valley Road intersection; and
      2. 100% of the estimated total cost of upgrading of The Comenarra Parkway and Kissing Point Rd intersection, being the following works:
        - a. a left turn slip lane (min 50m storage) for the movement turning into Kissing Point Road (north)
        - b. two eastbound through lanes;
        - c. one right turn lane (min 50m storage) for the movement turning into Kissing Point Road (south); and
        - d. a single westbound through lane.
  - b) outline the arrangements for the Proponent and RMS to negotiate the scope, value and timing of any WIK towards the estimated total cost of upgrading the Pacific Highway and Fox Valley Road intersection referred to above; and
  - c) outline the extent of road upgrade works to be undertaken by the Proponent, including lane configuration, timing of works and estimated costs.

Condition E1 of the Major Project Approval MP 10\_0070 presently states:

**E1      *Transport and Access***

*Prior to issue of Occupation Certificate, road upgrade works relative to the stages of the hospital development as outlined in the Accessibility of Transport, Traffic and Parking Implications, prepared Transport and Traffic Planning Associates and dated July 2010 shall be undertaken.*

*These works include:*

*Stage 1*

*(a) Initial upgrade at The Comenarra Parkway/Fox Valley Road intersection.*

*(b) Install 'No Parking' along Fox Valley Road in accordance with the requirements of the Kuring-gai Traffic Committee and Council.*

*Stage 2*

*(a) Upgrade the hospital access intersection with an additional egress lane (LT 'slip lane').*

*Stage 3*

*(a) Ultimate upgrade at The Comenarra Parkway/Fox Valley Road Intersection.*

*(b) Upgrade scheme at Pacific Highway/Fox Valley Road intersection.*