



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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30 April 2018

Ref: 14229

Mr. James Pearce
Project Manager
Akalan Projects Pty Ltd

Dear James

**Re: St George Private Hospital
Proposed Speciality Suites Development**

We have reviewed the South Sydney Regional Planning Panels's Determination of DA 3040/2017, specifically the proposed changes to Condition 2 that identifies the requirement to complete of DA/2014/307/1 - an additional 4 levels of parking.

We wish to clarify that the finding of TTPAs Traffic Report submitted with the Development Application, dated August 2017, identified the proposed Specialist Suite Development required an additional 81 spaces across 2 levels of the carpark located at Hughes St.

To complete the remaining levels of DA/2014/307/1 would provide a total of 184 carparking spaces and this would result in a surplus of 103 carparking spaces that are not required.

We therefore recommend that the condition be amended reflecting the requirement for Ramsay Health Care to construct two levels only of the approved D/2014/307/1 multi

storey car parking structure at 6, 6A and 12 Hogben Street, Kogarah, rather than construction of all remaining levels of the car parking structure and provide 92 parking spaces designated to the development.

Yours faithfully

A handwritten signature in black ink, appearing to be 'RN', written in a cursive style.

Ross Nettle
Director
Transport and Traffic Planning Associates