

CM/JBu
16629
18 September 2017

Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Jane Flanagan

Dear Jane

MODIFICATION TO MP10_0091 (MOD 3) 24-40 BIGGE STREET, LIVERPOOL

We write to you regarding the above-mentioned application MP10_0091 (Mod 3) for the stratum subdivision of Lot 21 in DP 1197765 into two stratum lots (Lot 200 and Lot 201) at the Sydney Southwest Hospital (24-40 Bigge Street), Liverpool (the site). More specifically we refer to correspondence received from the Department of Planning and Environment on 15 September 2017 requesting an assessment of the impact the stratum subdivision will have on the provision of car parking at the hospital.

Background

The proposed modification seeks approval as detailed on the stratum subdivision plans submitted with the application. The stratum subdivision will separate the core hospital use (Lot 200) from the new medical suites on Level 1 and Level 3. The new medical suites have an associated 20 car parking spaces assigned in the basement level car park (Lot 201).

The overall provision of car parking was approved on 18 July 2017 (MP10_0091 (Mod 2)).

Hospital Car Park Assessment

The Hospital provides 137 car parking spaces across the site, as follows:

Outdoor car park	32 (including 1 accessible space)
Level 00 (existing) car park	35 (including 4 accessible spaces)
Level 00 (extension) car park	35 (including 2 accessible spaces)
Basement level	35
Total	137

Clause 7.3 of Liverpool LEP does not apply to the site as the Hospital is not located on land that is zoned B3 Commercial Core or B4 Mixed Use.

Part 4, Section 4.3 of Liverpool DCP 2008 provides the following car parking requirements for Hospital development in Liverpool CBD:

- 1 space per 100sqm of floor space
- Provide 2% of the total demand generated by a development, for parking spaces accessible, designed and appropriately signposted for use by persons with disabilities.

An assessment of the provision of car parking is provided at **Table 1** below.

Table 1- Car Park Assessment

Use	Area (m ²)	Rate	Requirement	Provided
Hospital	10,529	1 space per 100sqm floor space	105	117
Medical suites	1,686		17	20
Total	12,215		123	137

As shown at **Table 1** the hospital generates a total parking demand for 123 car parking spaces overall (rounded up to nearest whole number). The hospital exceeds this and provides 137 car parking spaces (inclusive of 7 accessible parking spaces).

Medical Suite Car Parking

It is noted the DCP requires car parking according to floorspace and does not dedicate them to any use. **Table 1** shows the proposed stratum subdivision will provide parking that is generally consistent with the requirements of Part 4, Section 4.3 of the DCP, providing three additional parking spaces than is required by the DCP. Part 3.8, Clause 4.2 of Liverpool DCP relates to car parking requirements for health consulting rooms. The proposed stratum subdivision is consistent with the objectives of the DCP as the medical suites provide a greater than the amount of on-site car parking required, minimising reliance on on-street parking.

Accordingly, the proposed parking is reasonable and it is not considered necessary to provide a traffic and parking assessment report to justify the modification application. Equally, as the Hospital provides a compliant amount of car park spaces there would be no need to pay any monetary contributions to Council.

If you have any queries or would like to discuss this matter further, please do not hesitate to contact me on 9956 6962 or cmcgillick@jbaurban.com.au.

Yours sincerely



Chris McGillick
Senior Urbanist