



Brad Harris - 9710 0859
File Ref: DN15/0007

19 June 2015



Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

By email: peter.mcmanus@planning.nsw.gov.au

Attention: Mr. Peter McManus

Dear Sir

Development Referral No. DN15/0007

Proposal: Sutherland Hospital Redevelopment (SSD 6847)

Property: 126 Kareena Road, Caringbah

I refer to the above development proposal which was referred to Council for comment in accordance with the provisions of Clause 84(2)(b) of the Environmental Planning and Assessment Act, 1979.

Council has undertaken a general overview of the proposal and supports approval of the application subject to suitable conditions of development consent. However, a review of the Environmental Impact Statement has highlighted the following concerns that Council wishes to see addressed by the applicant prior to the granting of consent by the Department.

Car Parking

The parking and parking assessment undertaken by Arup concludes (p.14) that the "total additional demand is therefore 91 staff + 12 patient/visitor = 103 spaces. It is unclear however, how these figures have been arrived at. The proposal results in a loss of 10 existing spaces and the Arup report states that the additional 140 spaces approved under a previous development application and currently under construction will cater for the demand created by the additional demand generated by the current proposal. However, the graphs comparing the existing and future parking profiles for the site (Figures 7 and 8) indicate that the new development will cause peak parking demand to exist parking availability between the hours of 10am and 4pm.

Given the above inconsistencies, Council requests that the Department clarify the parking demand generated by the proposal and assured itself that the level of on-site parking is commensurate with the demand given the pressure on street parking in the

residential areas around the Sutherland Hospital and the nearby Kareena Private Hospital.

Landscaping

It is not clear whether any tree planting is proposed along the Kingsway frontage to the east where the new car park is currently being constructed and where a number of existing trees have been removed. Council requests that indigenous tree planting be continued along the eastern section between the front boundary and the car park to provide shade and screening to the car park and to strengthen the landscaped setting along the Kingsway frontage.

The hospital is located in Greenweb 'Restoration' zone (maps available on Council's website) which requires that all new trees must be 100% indigenous species and understorey plantings must be 50% indigenous species. The proposed plant schedule does not comply with this requirement – species such as *Eucalyptus baueriana*, *E. pauciflora* (Snow Gum), *E. viminalis* (Ribbon Gum) *Hymenanthera dentata*, *Melaleuca ericifolia* and others are not indigenous to this site or to the Sutherland Shire. The landscape architect should refer to the Native Plant Selector on Council's website (www.sutherlandshire.nsw.gov.au) and search for Native Plant Selector) for suitable species.

Further, it is unclear from the documentation as to whether a rain water proposed. The use of harvested water and a water-efficient irrigation is encouraged by Council for establishment of the plantings.

Conclusion

Whilst Council is generally supportive of the proposal and the benefits it will deliver to the community, it is essential that the level of car parking provided on the site is adequate the hospital as a whole taking into consideration the new floor space proposed under the current application. Council trusts the Department will give this matter thorough consideration to ensure the proposed development does not place further pressure on street parking in the residential areas surrounding the hospital.

If you need any clarification of the above comments, please contact Council's Development Assessment Officer Brad Harris on 9710 0859 or email bharris@ssc.nsw.gov.au and quote Council's reference DN/0007 in the subject.

Yours faithfully



Mark Adamson
Manager, Projects and Development Assessment
for J W Rayner
General Manager