

Andrew Pigott, Manager - Planning & Assessment
8:00am to 5:30pm Monday - Thursday, 8:00am to 5:00pm Friday
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Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Ms Megan Fu
megan.fu@planning.nsw.gov.au

3 April 2014

Dear Ms Fu

Re: Mona Vale Community Health Centre, Coronation Street, Mona Vale Hospital

Thankyou for the opportunity for Council to provide comment on the abovementioned proposal.

Council's expectations in relation to the built form and landuse outcomes for this site are significantly reflected in the requirements of Pittwater LEP 1993, and more specifically Pittwater 21 DCP. Development Controls applicable to the development of further hospital facilities on the site are available via Council's website:

www.pittwater.nsw.gov.au/building_and_development/eplanning_portal

The Development Controls within Pittwater 21 DCP reflect the community's expectations and Council requests that these controls be considered in the assessment of the proposal.

Council highlights the following matters which are of particular relevance for your consideration:

Traffic and Parking

Council supports the additional parking provided for the net increase of GFA, but would also request that the parking requirements of the whole development be assessed and complied with as a minimum.

It appears the proposal is inconsistent with Councils DCP requirement that driveways are to be provided for service (emergency) vehicles separate to staff/visitor vehicles to ensure safety . It is requested that consideration be given to requiring this as a condition of any consent granted. Any additional loss of on street parking spaces arising from this would then need to be provided on the site in addition to the 45 spaces already identified to be provided.

Furthermore, the proposal does not appear to provide parking spaces for service /emergency vehicles separately and in addition to staff/visitor parking space requirements as required by Councils DCP. Council would request that such facilities be provided.

The impact of traffic generation on the Pittwater Road/Coronation Street signalised intersection should be considered having regard for the traffic volumes generated by the total development, in

addition to traffic volumes generated by the net increase GFA (as outlined in the Transport Statement).

In addition, further consideration needs to be given to the operation of the intersection of Coronation Street and Melbourne Avenue due to the additional traffic that would be generated by the proposal.

A construction Traffic Management plan should be provided to ensure the amenity and safety of residents in Coronation (and visitors in the on street parking spaces) and other local streets is not unacceptably impacted during construction of any approved facility.

In general, it is Council's preference that the parking needs of the whole hospital site and the impact of traffic on the local street system (especially at the main western entrance opposite Melbourne Ave) generated by the site in its future operations should be addressed as part of a master planning process for the whole site.

Individual assessment of Development Applications for each facility on the site may not trigger requirements for necessary road upgrades or additional parking that the whole site may require to mitigate its impacts. A master planning process for the site as a whole could also enable consideration of bus access to the site, eg, allowing the bus route to be changed to avoid Narrabeen Park Pde which is a narrow road not suited to buses. This process could also identify improvements to the public 'on street' parking area in Coronation St (essentially parking for hospital visitors) to improve traffic safety and the amenity of local residents.

Built Form Controls

Council's policy identifies the need for specific consideration of building height, the bulk and scale of a building as viewed from nearby residences and the public place, and appropriate use of colours and finishes. The assessment of the proposed Community Health Centre should discuss the consistency of the proposed built form with these controls and how the outcomes of the controls can be achieved.

View sharing

Council notes the potential for the proposed development to impact upon views currently obtained by nearby residential properties and the public domain. Any view sharing issues identified in the assessment process should be given consideration in accordance with the policy and process as outlined in Pittwater 21 DCP, specifically under Control C5.4 – View Sharing.

I understand Council's Manager Community Services has forwarded to you comments under separate cover relating to Council's position from a strategic and community services viewpoint. Should you require any further information, please contact me on 99701111.

Yours sincerely

Andrew Pigott
MANAGER - PLANNING & ASSESSMENT
