



Planning & Infrastructure

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Anthony Polvere
c/o The Russo Family Trust
Suite 811, 185 Elizabeth Street
Sydney NSW 2000

Our ref.: MP11_0009

Dear Mr Polvere

Subject: Exhibition of Miranda Dental Hospital – 84-86 Kiora Road, Miranda Sutherland Shire Council (MP11_0009)

The exhibition of the Environmental Assessment for the above project ended on Friday 3 February 2012. All submissions received by the Department during the exhibition of the project are available on the department's website at the following location:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4508

In accordance with Section 75H of the Environmental Planning and Assessment Act 1979, the Director-General requires that a response to the issues raised in these submissions be provided, in addition to addressing any issues raised by the Department of Planning and Infrastructure.

The department has reviewed the submissions received and considered the proposal as detailed in the EA. The department has identified a number of issues with the proposal. The department's primary issue relates to the provision of on-site car parking and traffic impacts, with other issues including building and urban design. These are detailed in **Schedule 1**.

It is considered that a Preferred Project Report (PPR) should be prepared identifying how you have addressed issues raised by the submissions and the department. The PPR must also demonstrate measures to minimise any environmental impacts of the proposal. Revised Statements of Commitment for the Concept Plan application should also be provided incorporating any amendments following your response to the submissions and should be submitted as separate documents.

Your contact officer for this proposal, Simon Truong, can be contacted on 02 9228 6457 or via email at simon.truong@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,


Alan Bright
Acting Director
Metropolitan and Regional Projects South

SCHEDULE 1 – KEY ISSUES

Carparking and Traffic

- The department raises the following concerns in relation to the proposed car parking and vehicular access arrangements:
 - no on-site patient car parking or pick-up/ drop-off area;
 - reliance on a car-stacker for 43 staff spaces and the likely on street traffic queuing impact is not acceptable; and
 - accessible parking and loading spaces are inadequate.A revised design addressing the above should be considered. The Department strongly encourages a reduction in the number of staff car parking spaces noting the site's proximity to public transport.
- Consideration of widening the road reserve by 0.9m along the western side of Urunga Lane to accommodate the additional traffic in accordance with Council's submission.
- Submission of a draft Traffic Construction Management Plan to ensure local traffic movement and pedestrian safety are not adversely impacted upon during construction. This should specifically address how access along Urunga Lane will be maintained/managed for adjoining properties during construction.

Building and Urban Design

- Consideration of a setback at the ground floor to accommodate the provision of a pedestrian colonnade at Kiora Road, to provide an appropriate pedestrian linkage between the railway station and Westfields Shopping Centre.
- Further consideration of the upper level treatment of the southern elevation to limit the future impact of any redevelopment of adjoining sites to the south, to the development.
- Consideration of greater articulation to the southern elevation to prevent a sheer street wall at the lower levels prior to any redevelopment of adjoining sites to the south.

Other issues

- Further consideration of the needs of persons with a disability through submission of a detailed accessibility report demonstrating compliance with the relevant Australian Standards.
- The Statement of Commitments shall be updated to include the recommendations of all relevant supporting documentation in the Environmental Assessment (EA).