

Pilar Aberasturi - Re: MP 11_0009 MOD 1 - Miranda Dentist Hospital.

From: Pilar Aberasturi
To: PBarber@ssc.nsw.gov.au
Date: 1/10/2013 4:34 PM
Subject: Re: MP 11_0009 MOD 1 - Miranda Dentist Hospital.

Dear Peter,

Thank you for your submission which has been forwarded to the proponent to respond to.

In the interim could you please forward me a copy of Council's original submission you have mentioned throughout your email.

Thank you

Regards**Ms Pilar Aberasturi**

Senior Planner

Metropolitan and Regional Projects South

NSW Department of Planning & Infrastructure | GPO Box 39 | SYDNEY NSW 2001

T (02) 9228 6496 E pilar.aberasturi@planning.nsw.gov.au



**Planning &
Infrastructure**

>>> <PBarber@ssc.nsw.gov.au> 10/01/2013 3:59 pm >>>
 Pilar

Due to the timing of the consultation on the modification over the Christmas/New Year period, there was not the possibility of reporting the application to the elected Council.

Council raised a number of issues about the intensity of the development when the original application was being assessed. These primarily related to the large amount of floor space proposed, the relatively small number of parking spaces proposed and some aspects of the building itself.

As the proposed modification essentially involves 12% more floor space and no additional parking, it follows that Council's concerns in relation to the impact that the intensity of the development will have on the locality (traffic, parking, etc.) remain and are amplified.

I do not propose to provide a detailed response, firstly because Council's original submission was detailed and the issues remain the same, and secondly because in determining the application the Department did not give any weight to most of Council's concerns. In addition, the information provided about the amendment is reasonably brief and did not contain any plans or drawings to enable the proposed amendments to be fully understood.

Additional floor space - The modification proposed an increase in floor space of 12% without the provision of any additional parking. The justification is that the applicant wants more space. Council remains of the view that the amount of floor space proposed on this small site in its particular location and with so little parking will generate issues in the locality in relation to parking on the street and on nearby private property, traffic at the intersections adjoining the site, and the extent of pedestrian activity given the width of the adjacent footpath. The filling in of the void space at the lower level will also detract from the amenity of the space internally, which was put forward as a positive attribute in the original proposal.

Roof top plant - The information provided states that the plant will be setback and screened, however, no plans were provided. The roof top will be visible from the vantage points in tall buildings nearby and care needs to be taken to

ensure that it is not unattractive.

Bicycle parking - Without plans, the proposed changes are difficult to assess. Council would only be concerned that bicycle parking provided is safe and practical so that it is used.

s.94 Contributions - The calculation made originally was based on the information submitted by the applicant. It is agreed that the 'cost of development' and CIV are different calculations. The new cost estimate was not provided to Council. If the Department is satisfied that it is fair and accurate, no objection is made to modifying the contribution amount in accordance with the applicable s.94A plan.

Council supports the provision of this type of facility in the Sutherland Shire. Council's concerns in relation to the intensity of the proposed development on a small site with very limited car parking remain, as these aspects of the development will impact negatively on the locality. The reality is that very few residents of the Shire will catch a train or bus to have dental surgery, and there is nowhere close to the site for patients transported by others to be safely dropped off and collected. The substantial 12% increase in floor space proposed will exacerbate these problems, despite the applicant's contention that the intensity of the use will not be increased.

Thank you for the opportunity to comment.

Regards.

Peter Barber
Manager - Coastal Assessment Team
Sutherland Shire Council
Locked Box 17 Sutherland 1499 Australia
Tel: 61 2 9710 0373
Fax: 61 2 9710 0180
Email: pbarber@ssc.nsw.gov.au
Web: <http://www.sutherlandshire.nsw.gov.au>

(Important: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please delete it and notify the sender via return mail. You must not disclose the contents of this email to any third party without the consent of the sender.)

From: "Pilar Aberasturi" <Pilar.Aberasturi@planning.nsw.gov.au>
To: PBarber@ssc.nsw.gov.au
Date: 10/01/2013 09:46 AM
Subject: MP 11_0009 MOD 1 - Miranda Dentist Hospital.

Dear Peter,

I phoned yesterday and left a message in your absence.

Could you please forward a copy of any comments regarding the Miranda Dentist Hospital?

Thank you

Regards

Ms Pilar Aberasturi

Senior Planner

Metropolitan and Regional Projects South

NSW Department of Planning & Infrastructure | GPO Box 39 | SYDNEY NSW 2001

T (02) 9228 6496 E pilar.aberasturi@planning.nsw.gov.au



>>> <PBarber@ssc.nsw.gov.au> 10/12/2012 4:01 pm >>>

I am out of the office until 17/12/2012.

Chris Greig is filling in for me and can be contacted in my absence.
Otherwise, please contact our Admin Support Team of 9710 0560 if you require assistance.

Note: This is an automated response to your message "Re: Fw: Miranda Dental Hospital" sent on 10/12/2012 12:25:44 PM.

This is the only notification you will receive while this person is away.

Important: This email / fax and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email / fax in error please notify the sender via return mail. You must not disclose the contents of this email / fax to any third party without the consent of the Sender.

This message is intended for the addressee named and may contain confidential/privileged information. If you are not the intended recipient, please delete it and notify the sender.
Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department.
You should scan any attached files for viruses.
