

Contact: Jonathan Goodwill

Ref: MOD0222/17

22 February 2018

The Lawson Clinic
748 Pacific Highway
GORDON NSW 2072

Dear Sir/Madam

Application No.:	MOD0222/17
Proposed development:	Modification to JRPP approved DA0327/13 proposing various alterations and additions and amendment to Condition 33 relating to Section 94 contribution - part heritage item in heritage conservation area
Property:	742, 746, 746A & 748 Pacific Highway GORDON NSW 2072

We have undertaken an assessment of your application. We advise that the following issues are required to be addressed:

1. Deletion of northern pedestrian access pathway

The proposal seeks to delete the pedestrian access pathway through 748 Pacific Highway. The intent of this pathway was to provide direct access from Pacific Highway to the main entry of the hospital. It is understood that the proposal also seeks to relocate the main entry from the northern side of the lower ground floor level to the centre of the ground floor level.

The deletion of the pedestrian entry path results in no dedicated pedestrian access path which is contrary to Part 22.1 of the DCP which requires that access ways for pedestrians and for vehicles be separated. The modification would also require persons with a disability to use a separate access path (via the basement aisle and a lift that is not located in the main entry foyer) to persons without a disability. In a new hospital development for which the feasibility of providing a dedicated accessible access path has already been demonstrated it is considered unacceptable and contrary to the objectives of the Disability Discrimination Act to

provide separate access paths for people with and without a mobility disability. The proposal is required to be redesigned in this regard.

2. Colours and finishes

The planning report does not identify the substitution of the approved finishes schedule with a new finishes schedule. As the elevations submitted with the application identify different finishes to those identified in the approved plans WD-06.1 and WD-06.2 the application documentation should be updated to identify this modification and provide details of the rationale behind the modification and the expected impacts.

3. Removal of Tree 21

Tree 21/ *Tiboucina glauca* located at the northwest corner of the site is proposed to be removed. This tree was to be retained in association with new landscape works along the northern boundary adjoining the adjacent heritage conservation area. Removal is not supported without justification.

4. Removal of landscaping to the rear of 744 Pacific Highway

The planters for trees and screening shrubs along the eastern boundary at the rear of 744 Pacific Highway have been deleted and replaced with a 'battered grass bank'. The plans were revised to include this landscaping prior to approval by the JRPP. The intended purpose of the landscaping was to provide screening between the proposed hospital and the dwelling house that was located at 744 Pacific Highway. The approved landscaping would screen and soften the southern end of the building and also provide screening between the hospital site and future development at 744 Pacific Highway. The approved landscaping should be reinstated.

5. Removal of landscaping to the new driveway

All planting to the new driveway directly south of 748 Pacific Highway has been deleted. The plans were revised to include this landscaping prior to approval by the JRPP. The intent of the planting was to provide a suitable landscape buffer between the heritage item and the hospital. The approved landscaping should be reinstated.

6. Reduction in setback to northern boundary

The proposed modification includes an external paved terrace and pergola that has a setback from the boundary of between approximately 800mm and 1 metre (the approved plans identify setbacks of 3-5m). The reduced setback is considered insufficient for the proposed planting of *Camellia sasanqua* hedging. The reduced setback would prevent the planting of adequate screen planting of small trees and

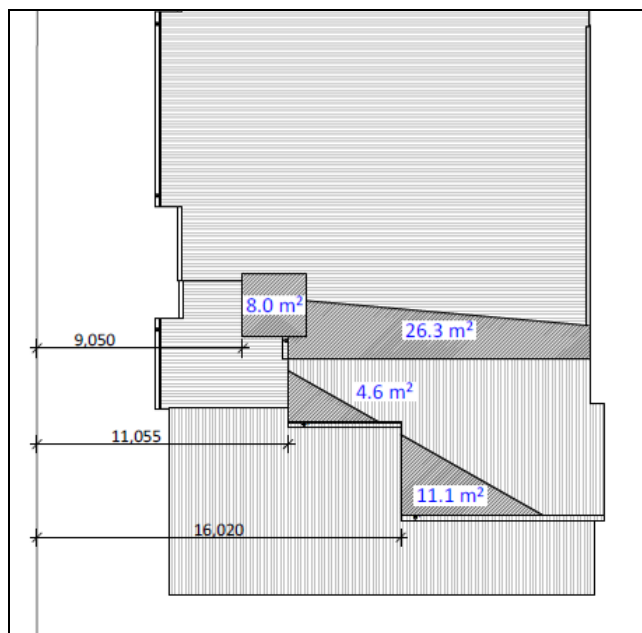
shrubs as approved including a *Pyrus calleryana* (mature height 10-15m) along the northern edge of the site that will not be in scale with the development. The proposed modification is to be amended to provide minimum 3 metre setback from the northern boundary to provide sufficient width for tree and shrub planting similar the approved plans.

7. Fire hydrant

The proposed modification is to relocate the fire hydrant to an area of approved paving to avoid the loss of further landscape area.

8. Height variation

The application documentation submitted with the original DA clearly identified the variation to the height control.



The submission of a similar drawing would be of assistance to the assessment of the current modification.

9. Privacy

It is noted that the submitted plans include the deletion of approved privacy screens on the western elevation. The reinstatement of these screens and the formal submission of further design details for the screens is encouraged.

10. Deep soil landscaping

A deep soil area calculation plan was submitted with the development application. To assist in the assessment of the modification an amended deep soil plan is requested.

We believe that the above issues may be resolved through the provision of additional information and amended plans. Should you choose to amend your application, you need to provide us with four (4) sets of plans and written particulars identifying the changes made to the original application.

The submission of amended plans will result in an additional assessment and administrative fee (40% of the statutory fee) being \$1420. This fee must be paid at the time amended plans are lodged. If any of the required information and/or fees are not provided, the amended plans will not be accepted.

Please provide us with amended plans within 14 days of the date of this letter.

Regards

Jonathan Goodwill
Executive Assessment Officer
Development Assessment