

16 August 2023

Mr Benjamin Lim-Cooper
Senior Development Planner
MidCoast Council

Dear Ben

DA/2022/1362 CONSTRUCTION OF A HEALTH SERVICES FACILITY AT 88 CORNWALL STREET, TAREE

I refer to the above development and Council's additional information letters dated 2 March 2023 and 27 March 2023 as well as the Record of Briefing from the Hunter and Central Coast Regional Planning Panel. We apologise for the extensive delay in reply, but have given careful consideration to the issues raised.

This letter responds to the issues raised /clarification sought in this correspondence and is accompanied by the following plans and documents:

The following plans and reports accompany this development application submission.

Plans/Reports	Prepared by
Revised Architectural Plans	Team 2 Architects
Revised Civil Plans	Northrop
Civil Response Letter	Northrop
Traffic Response Letter	TTPP
Sub Station Consideration letter	DSA Consulting
Stormwater Report	Northrop
Operational Details	Cancer Care Associates
Submission Response Letter	Think Planners

1. Insufficient Car Parking

Council's letter raises concern that the provision of 6 parking spaces and a patient drop off point may not be adequate to cater for parking demand generated by the business and that Council's DCP suggests that up to 29 spaces should be provided.

Council's letter also indicates that although the submitted Traffic Impact Assessment indicates that sufficient parking was provided on site or available near the site that a survey of a similar facility should be undertaken to assist with demonstrating that sufficient parking is provided for the use.

Given the above concerns the following modifications are made to the proposed clinic to reduce parking demand at the site:

- Removal of three oncology chairs from the premises so that the centre will cater for a maximum of four medical on-cology or haematology patients a day;
- Increase in on-site parking provision from six to ten by the introduction of three parking spaces in the front setback to Cornwall Street, whilst maintaining the drop off bay previously proposed within the driveway from Cornwall Street
- Reduction in maximum number of staff that will be on site at any one time from 11 to 7 as a result of the reduction in capacity and ensuring that Specialists attend on different days; and
- Reducing the number of patients that could be in attendance at the site at the same time from 7 to 5.

Further as requested a survey of Patient Travel Modes was conducted at the Griffith Cancer Clinic over . This confirmed that 94% of patients drove to the site and 6% were dropped off and picked up.

Utilising the above rates and the intensity of the development the traffic report considers that maximum parking demand would be:

- 4 patient spaces;
- 1 drop off space; and
- 6 staff spaces.

Given this the development would predominantly cater for parking demand on site.

2. Water Quality

Council's Engineers requested that some revisions be made to the parameters for the MUSIC model submitted with the application and that changes were required to the stormwater plan including the removal of propriety devices.

A revised hydraulic plan and stormwater report prepared by Northrop accompanies this resubmission that removes propriety devices and adopts the suggested Music Model parameters and confirms that an appropriate level of water quality treatment will be provided on site.

Given the above, this issue is considered to be satisfactorily addressed.

3. Land Dedication and Implications of Stormwater

Council's engineer requests that the development facilitate the dedication of some land within the site that fronts Cornwall Lane to facilitate the widening of the lane in front of part of the site. Further, Council's engineer requests that the bio-retention basin be relocated from this area.

Although not identified in Council's LEP as being required for road widening, as requested, the revised architectural plans facilitate the dedication of this land to Council and the bioretention basin has been relocated outside this area.

Given the above, this issue is considered to be satisfactorily addressed.

4. Compatibility with the Residential Setting

Council's letter raises concern that amendments are required to the development to make it appropriately compatible with its residential setting including:

- Increasing the front setback to 5m to be compliant with the DCP control; and
- Refining the northern side setback to be 1600mm to be compliant with the DCP setback control for dwellings.

Council's letter also requests that a discussion against the control for dwellings in the DCP be provided.

Given this request, the design of the building has been substantially refined by:

- Providing a greater residential character to the building through a significant redesign of the street façade to Cornwall Street;
- Increasing the front setback to 6.3m to the entrance door; and
- Increasing the setback to the northern side boundary to between 1.6m and 3m and complying with the residential DCP controls for a dwelling.

As requested, the following table outlines how the proposal complies with relevant requirements contained within the Manning DCP for one and two storey single detached dwellings.

Greater Taree City Council -Part H3.1 Controls for one and two storey single detached dwellings	
Control	Comment
The minimum primary street boundary setback is 5m. However, where adjacent residential development is closer to the front boundary, Council may consider a setback equal to that of whichever neighbouring dwelling/building most closely meets the required setback. Where adjacent development is set further back than the minimum requirement, Council may require a greater setback than the minimum permissible.	<p>The revised development provides a minimum front setback to the front door of 6.3m.</p> <p>A minimum front setback of 5.13m is provided to the roof over the entry porch to the development from Cornwall Street.</p> <p>Accordingly the development complies with this control.</p>
The garage door (regardless of the frontage of the site) shall achieve a minimum setback of 5m from the relevant street frontage.	The development does not incorporate a garage. Not applicable
Side and rear setbacks are to be a minimum of 900mm for single storey development.	The development provides a ground floor side setback of between 1m and 3.6m to its southern boundary and 1.6m and 3m to its northern boundary. Complies
Two storey developments are to be set back a minimum of 1600mm from side and rear boundaries.	The second storey is recessed and setback 6.1m from its southern boundary and 6.3m to its northern boundary.
Projections permitted into setback areas include: eaves, sun-hoods and vertical sun screens, gutters, downpipes, flues, light fittings, electricity or gas meters and aerials. These can project 450mm (where the setback is 900mm) or to the boundary, whichever is less.	Gutters project into the side setback with the minimum setback from the gutter to the boundary being approximately 670mm.

Given the above, this issue is considered to be satisfactorily addressed.

5. Hunter and Joint Regional Planning Comments Briefing

Council's letter summaries comments made by members of the panel at a briefing held on 8 February 2023 and included a request to provide a response to the public submissions in a formal and factual manner to assist Council with their assessment.

In accordance with this request a GIPA was lodged with the Mid Coast Council and a tabulated response to the 22 objections received between December 2022 and January 2023 accompanies this resubmission.

6. Essential Energy Comments

Essential Energy provided comments on the application that raised concern that the proposed location of the substation may result in safety concerns.

A response to these comments was prepared by DSA consulting who confirm that the substation can be appropriately located on the Cornwall Street frontage of the site subject to some minor amendments to the architectural plans that have been incorporated into the set that accompanies this letter.

Given the above, this issue is considered to be satisfactorily addressed.

Conclusion

I trust the above in conjunction with the attached additional information responds to Council's issues and that any remaining concerns with the project can be conditioned to allow a report recommending approval of the application to be finalised

Should you require any further information, I can be contacted on 02 9687 8899 or brad@thinkplanners.com.au.

Brad Delapierre
Planning Manager
Think Planners Pty Ltd
PO BOX W287
PARRAMATTA NSW 2150