

Richard Dib
43-47 Kenneth Street
LONGUEVILLE NSW 2066

Dear Richard,

Premises: 43-47 Kenneth Street, Longueville
Development Application No. 72/2023 – Alterations and Additions to an Existing Private Hospital

Floor Space Ratio (FSR)

You are advised that the proposed substantial non-compliances by a maximum of **80.5%** with the relevant FSR Development Standard, as per the Lane Cove Local Environmental Plan (LCLEP) 2009 definition, is unreasonable and unnecessary in this instance. The submitted Clause 4.6 written submission is not supported as the proposed bulk and scale of the proposal would not be compatible with the existing low density residential character of the immediate Longueville locality. The proposed works would be contrary to the relevant LCLEP aims, zone and FSR objectives.

Built Form

You are advised that the proposed built form would have significant adverse impacts onto adjoining and surrounding residential properties to the north and west of the subject site. This impact is further exacerbated by the removal of existing rear trees and the garden setting. There would be a significant adverse visual impact on the immediate property to the north due to the extent of the proposed works along the entire the northern boundary. This is primarily due to the substantial non-compliance with the required rear building setbacks under Lane Cove Development Control Plan (LCDCP) Part C – Residential Development Part 1.3.4 – Rear setbacks. The proposed rear setbacks are not supported.

Car Parking/Traffic

You are advised that the proposed variation to the minimum required car parking under LCDCP Part R – Traffic, Transport and Parking is also not supported. The proposed upgrade to the hospital would require all required total of **26 car parking spaces** to be provided on the subject site with only **four car parking spaces** being provided for. Any reliance upon off-street parking is not supported in this instance.

Further, Council's Traffic Engineer has assessed the proposal and the made the following comments:

The proposed development does not satisfy Council's DCP car parking rates. In addition, there is no allocated ambulance bay. Swept paths are not provided to see if the parked ambulance in temporary bay is blocking the other car parking spaces. Council will not consider any new

development or addition to the existing building can utilise the surrounding on-street car parking spaces. The required car parking spaces should be provided within the property boundary as per the Council's DCP.

Landscaped Area

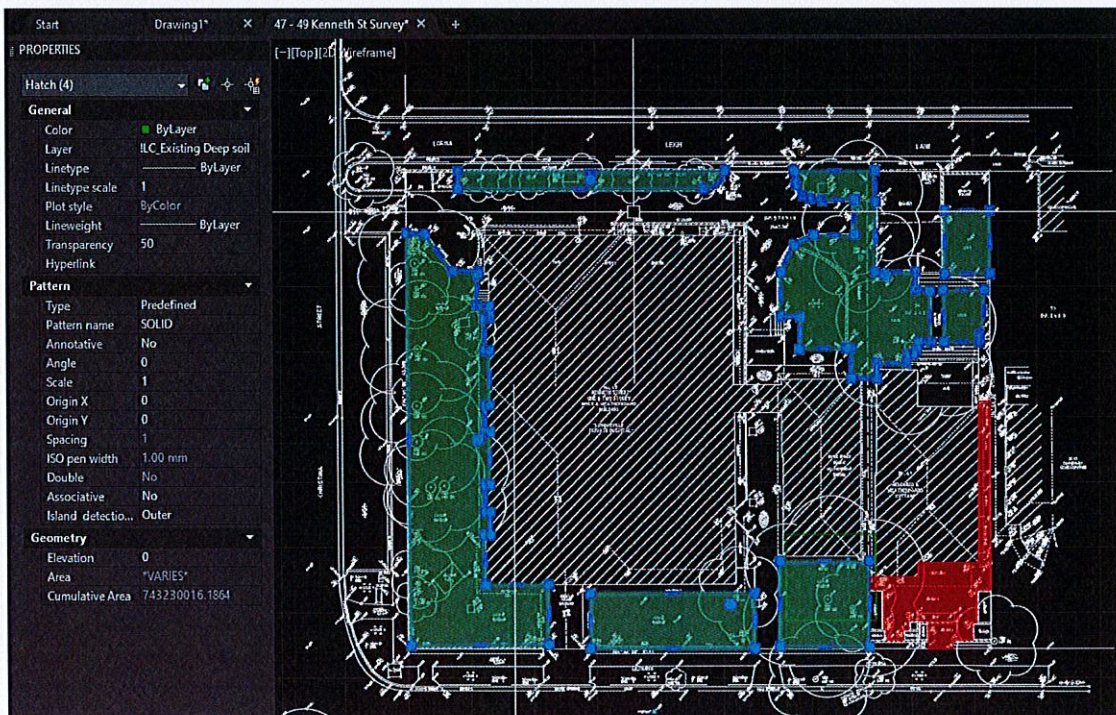
The above outcomes have contributed to the proposed further variation to LDCP Part C Part 1.5 – Landscaped Area where the proposed landscaped area is below the **minimum 35%** area required. You are advised that the proposed variation is not supported in this instance.

Further, Council's Landscape Architect has assessed the proposal and made the following comments:

The proposed development is not acceptable and should be refused for the following reasons:

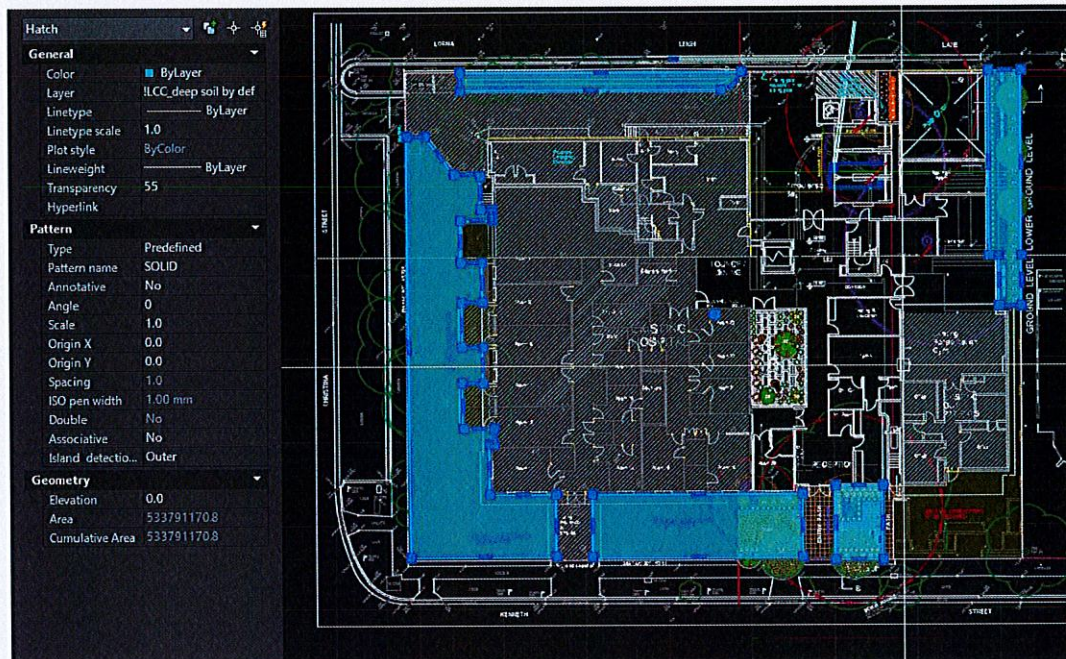
*The Landscape Concept Plan 23 036 DA 4 of 4 incorrectly calculates the area of deep soil landscaping as shown below resulting in a **shortfall of 14.84% or 393m²**:*

The green hatch areas represent the existing area to be counted as deep soil by Council = 743.23m² or 26.43%.

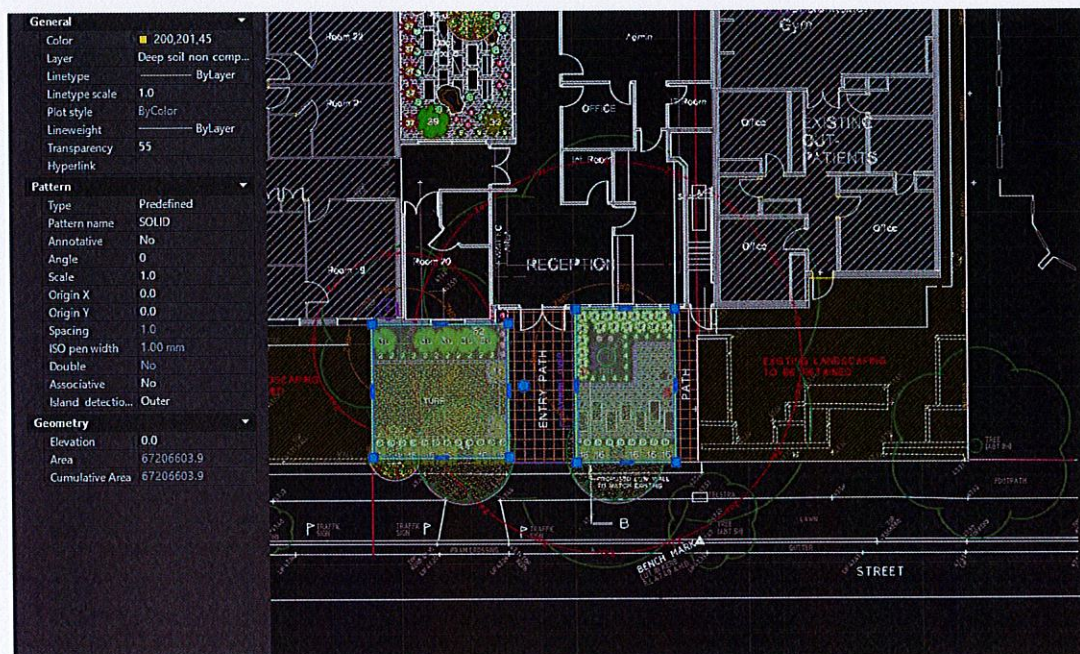


The red hatch area has been counted as deep soil incorrectly as this is all hardscape area = 83.13m².

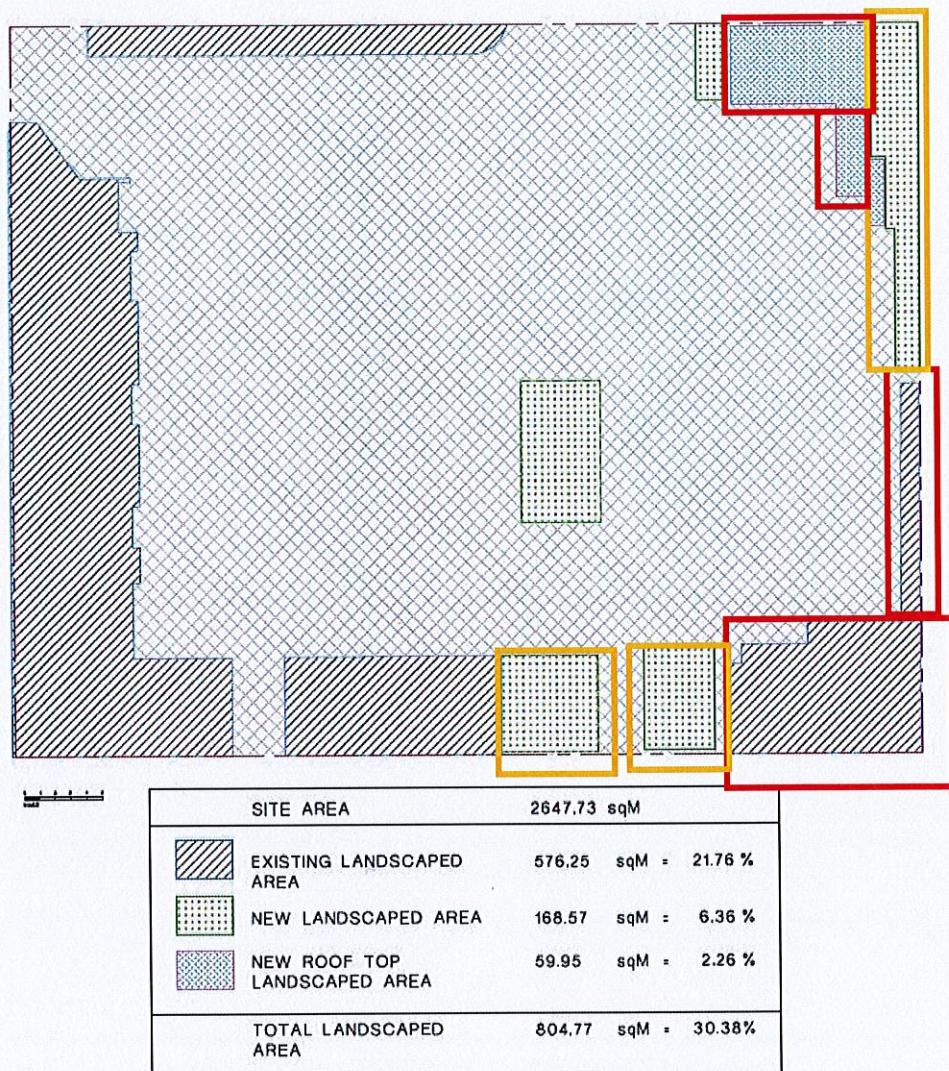
The green blue areas represent the proposed area to be counted as deep soil by Council = 533.97m² or 20.16%.





The proposed deep soil area along Kenneth St frontage 67.20m² a reduction of 92.71m².



The green hatch areas represent the existing area to be counted as deep soil by Council = 743.23m² or 26.43%.



 = Area that does not meet the definition of deep soil

 = Areas that are already counted as deep soil and are not new/additional

Tree Impacts

You are advised that Council tree officer has assessed the proposal and made the following comments:

The supplied plans and supporting documentation have been reviewed. The proposal requests the removal of four (4) trees on site to facilitate additions and alterations to the existing hospital.

Demolition plan A051 (22/5/23) details the following trees to be removed (numbers taken from Arborist report). Tree 1 Platanus acerifolius (London Plane), 3 Harpephyllum caffrum (Kaffir Plum), 4 Eucalyptus botryoides (Bangalay) and 5 Callistemon viminalis (Weeping Bottlebrush).

There is an inconsistency between the supplied plans and supporting documentation. Trees #4 and #5 are scheduled for retention on the proposed Landscape Plan, while recommended for retention within the supplied Arborist report.

T5 is a significant, locally indigenous Eucalyptus botryoides (Bangalay) in good health and condition, with a pronounced root crown; this tree has been proposed for removal. Using a Leica disto x4 laser measure, the existing building was measured to be 4.2m from the centre of the trunk. Supplied plans show the extension of the structure to be 2m from the centre of the trunk, with a garden bed / retaining structure intruding to within 50cm. This is well within the 3.27m Structural Root Zone as stated within the supplied Arborist report. To the west of the tree, the entrance pathway has been relocated to within 1.5m to centre of the trunk, with the retaining structure offset 50cm.

The supplied Arborist report details protection methodology for tree 5 in the event it is retained, subject to no roots greater than 50mm diameter are severed. With two sides of the Structural Root Zone compromised, and with no area contiguous to the TPZ free from development. The likelihood the tree will not be compromised due to the introduction of structures within the SRZ is low.

The removal of T5, Eucalyptus botryoides (Bangalay) is in contravention of the following provisions / objectives outlined within the LCC DCP Part J:

- 1.4 (3)
- 2.2.1 (1)
- 2.2.5 (i)
- 3.1 (1,2)

The proposal is not supported in its current form, and it is recommended that the proposal be refusal.

Engineering

You are advised that Council drainage engineer has assessed the proposal and made the following comments:

As part of this DA, this applicant is planning to install new pipe system along Lorna Leigh Lane from the site to existing Council pit. Council is to assess and approve this drainage plan of proposed work on Lorna Leigh Lane. A detailed design plan of this drainage system indicating plan, longitudinal section, underground services and hydraulic calculations has not been submitted.

Waste Management

You are advised that there has been no submission of the required Waste Management Plan (WMP) to address ongoing waste services (for example (but not limited to), contractor, responsibilities of stakeholders, storage locations, generation estimates, service location, etc).

The subject proposal has not identified any waste receptacle on the architectural plans to include:

- bin locations in common areas such as the gym, dining room, etc.
- bin in kitchen.

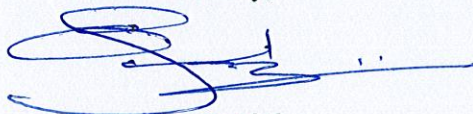
The method of service (onsite, off-site on kerbside, etc) (note: you are able to use existing arrangements however you would need to specify this and explain the current method).

Overdevelopment

Based on the above matters and significant non-compliances with both LCLEP and LCDCP, the proposal represents as an overdevelopment and an over-intensification of use on the subject site which adversely impacts on the local low-density residential locality. The subject site is not suitable to accommodate such a large upgrade to the existing private hospital usage. The cumulative impact of the proposal is unreasonable, and the proposed development would not be in the public interest. You are advised that there are approximately 40 objections received raising similar concerns to the proposal.

Due to the non-compliance and insufficient information at hand, it is **strongly recommended** that the subject Development Application be **withdrawn** in writing as soon as possible to enable a partial refund of the fees as it is likely that a recommendation for refusal would occur.

Yours faithfully,



Greg Samardzic
SENIOR TOWN PLANNER