

Department of Planning, Industry and Environment
Social Infrastructure Assessment
4 Parramatta Square
Parramatta NSW 2124

28/03/2022

**Re: Concord Hospital Concept Proposal & Stage 1 Modification 7 (SSD-9036-Mod-7) –
Changes to parking, ESD and Landscaping**

Dear Ferdinando

On behalf of Health Infrastructure NSW, this review has been prepared by APG Pty Ltd in response to the comments provided by City of Canada Bay Traffic Engineer dated 19th January 2022, regarding Section 4.55 (1A) Modification (Modification 7) to Concord Hospital Concept Proposal & Stage 1 (SSD-9036-Mod-7).

A detailed response to all comments is provided at Attachment A.

This letter should be read in conjunction with the following:

- **Attachment A – Response to Council Response to SDD 9036 (MOD 7)**
- **Attachment B – Preliminary Multistorey Car Park Staging Plan**

Conclusion

We trust that the responses provide clarifications to the matters commented by City of Canada Bay. Should you have any queries about this matter, please do not hesitate to contact Harrison Wang at harrison@apg.com.au

Best regards,

Harrison Wang

Artazan Property Group
C/o Health Infrastructure
1 Reserve Rd, St Leonards

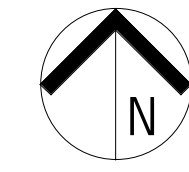
Attachment A – Concord Hospital Concept Proposal & Stage 1 Modification 7 (SSD-9036-Mod-7) – Changes to parking, ESD and Landscaping
 Response to Council SSD 9036 (MOD 7)

No	Comment	Proponent Response
1	<p>The documentation submitted in support of the original approved development do not appear to have detailed the timing of constructing the multi-storey carpark in relation to the expansion of the hospital. As such, when Council provided feedback on that application it was not apparent that the construction of the carpark would lag behind the expansion of the hospital. Subsequent staging plans only required approval of the Planning Secretary and did not require consultation with Council.</p>	<p>Noted.</p>
2	<p>It is now apparent that the shortfall in parking will be significantly larger than previously appreciated due to hospital expansion works completing prior to construction the multi-storey carpark. The original Transport and Accessibility Report indicated that there would be 1,949 parking spaces available during construction of the multi-storey carpark. It is now proposed to reduce that to 1,821. This is significantly less than the 1,957 parking spaces available prior to the commencement of the hospital upgrade, notwithstanding the estimated parking demand increasing from 2008 to 2381. The net result of this modification application would hence be an increase in the shortfall of parking from 432 to 560 spaces during construction.</p>	<p>A total parking spaces of 1,949 will be available during construction of the multi-storey car park as indicated in the original Transport and Accessibility Report. Whilst the provision of the MSCP footprint and its access road affects 336 parking spaces, construction will be carried out in stages to maintain temporary loss of at-grade parking to 208 parking spaces. Following the staging plan, the net results would remain at a shortfall of 432 spaces during construction. Refer to Attachment B – Preliminary Staging Plan for further detail.</p>
3	<p>The estimated Stage 1 parking demand of 2381 spaces was on the basis of the overall percentage of staff travelling by car remaining the same (86%), however with an improved car occupancy rate for staff (1.09, effectively reducing the ‘car driver’ mode share to 79%). It is however apparent that Covid-19 continues to impact on transport mode choices, with an anecdotal increase in single occupant private vehicle transport by hospital staff. Noting this and likely latent effects, it appears that at least for a time, parking demand may be higher than previously estimated. Higher than previously estimated parking</p>	<p>A revised traffic study is currently being undertaken to review the anecdotal increase in single occupant private vehicle transport by hospital staff. The assessment will determine estimated parking demand under current conditions.</p>

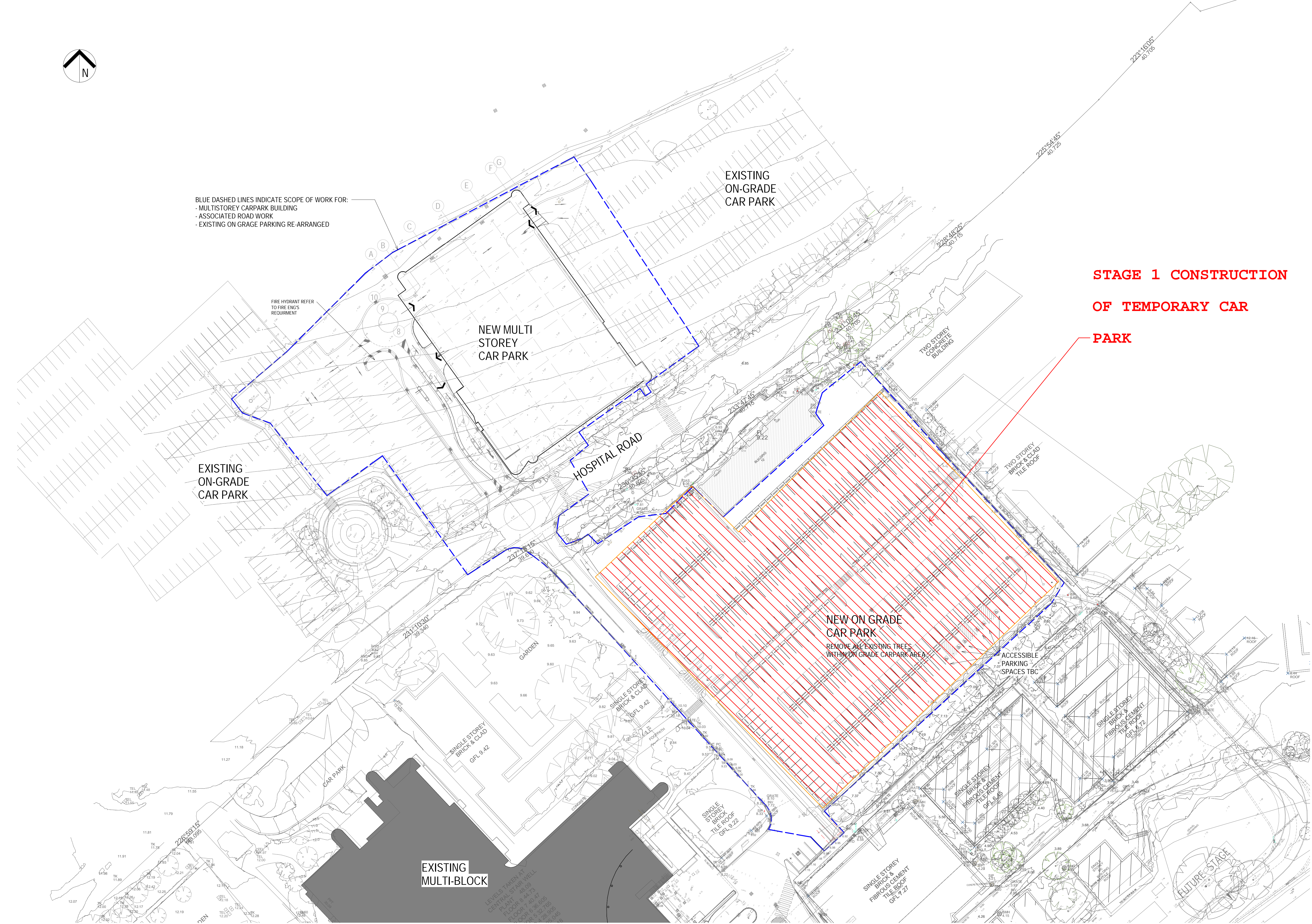
	demand may overlap with the impending construction of the multi-story carpark, exacerbating the shortfall in parking.	
4	No mitigation measures for the shortfall in parking are proposed in the Modification application, notwithstanding the proposed increase in parking shortfall. Mitigation measures should be proposed to addressing the shortfall in parking arising from the modification application, as well as the shortfall which has arisen due to how approved works have been staged.	The modification application does not increase the parking shortfall. Following the staging plan, the net results would remain at a shortfall of 432 spaces during construction.
5	Temporary carpark overflow - Lovedale Place	Not applicable to the subject modification. Council to discuss with NSW Health under separate consideration.

MSCP STAGING PLAN

STAGE 1 CONSTRUCTION OF TEMPORARY CAR PARK



BLUE DASHED LINES INDICATE SCOPE OF WORK FOR:
 - MULTISTOREY CARPARK BUILDING
 - ASSOCIATED ROAD WORK
 - EXISTING ON GRADE PARKING RE-ARRANGED



**STAGE 1 CONSTRUCTION
 OF TEMPORARY CAR
 PARK**

NOTES:
 TO BE READ IN CONJUNCTION WITH SERVICES DOCUMENTATION.
 ANY DISCREPANCY TO BE BROUGHT TO THE ATTENTION OF JACOBS.

CAR SPACES	
NEW MULTI STOREY CARPARK	
GROUND	88 (INC. 6 STAFF PARKING + 10 DDA)
LEVEL 1	98
LEVEL 2	98
LEVEL 3	98
LEVEL 4	98
LEVEL 5	76
TOTAL	556 SPACES (INC. 6 SMALL CARS + 10 DDA)

NEW ON GRADE CARPARK
 TOTAL 309 SPACES (INC. 6 ACCESSIBLE SPACES)

NO	DATE	BY	CHKD	DESCRIPTION
10	22.06.2021	SC	WB	ISSUED FOR COORDINATION
9	25.05.2021	MW	WB	ISSUED FOR COORDINATION
8	20.05.2021	MW	WB	GENERAL UPDATE
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REV	DATE	BY	CHKD	APPD	AMENDMENT



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PROJECT
**CONCORD HOSPITAL
 REDEVELOPMENT STAGE 1**
 HOSPITAL ROAD
 CONCORD NSW 2139

TITLE
**MULTI STOREY CAR PARK
 PROPOSED SITE PLAN**

DRAWING STATUS
FOR COORDINATION

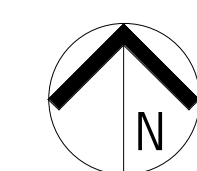
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Stage 2 – Reconfiguration of Existing Entry and Exits



MSCP STAGING PLAN

STAGE 3 MSCP CONSTRUCTION



STAGE 3 - MULTI STOREY CAR PARK CONSTRUCTION ZONE

BLUE DASHED LINES INDICATE SCOPE OF WORK FOR:
 - MULTISTOREY CARPARK BUILDING
 - ASSOCIATED ROAD WORK
 - EXISTING ON GRADE PARKING RE-ARRANGED

FIRE HYDRANT REFER TO FIRE ENGS REQUIREMENT

EXISTING ON-GRADE CAR PARK

EXISTING ON-GRADE CAR PARK

EXISTING ON GRADE CAR PARKING TO REMAIN IN OPERATION

TEMPORARY CAR PARK IN OPERATION

EXISTING ON GRADE CAR PARKING TO REMAIN IN OPERATION

NEW ON GRADE CAR PARK
 REMOVE ALL EXISTING TREES WITHIN ON GRADE CARPARK AREA

ACCESSIBLE PARKING SPACES TBC

EXISTING MULTI-BLOCK

FUTURE STAGE

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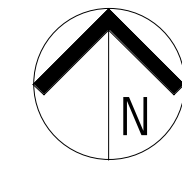
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MW	WB	WB		WB	WB	
AC	CY					

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 PROJECT NO. IA064700 DRAWING NO. MSCP-AR-DRG-0101 REV. 10

MSCP STAGING PLAN

STAGE 4 HOSPITAL RD ROUNDABOUT



STAGE 4 HOSPITAL RD ROUNDABOUT

**MULTI STOREY CAR
PARK IN
OPERATION**

BLUE DASHED LINES INDICATE SCOPE OF WORK FOR:
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- EXISTING ON GRADE PARKING RE-ARRANGED

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**NEW MULTI
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HOSPITAL ROAD

**NEW ON GRADE
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**EXISTING
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FUTURE STAGE

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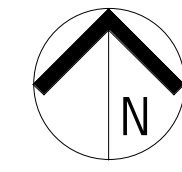
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MSCP STAGING PLAN

STAGE 5 ON GRADE PARKING RECONFIGURATION



**STAGE 5 ON GRADE
PARKING
RECONFIGURATION**

**EXISTING ON GRADE
CAR PARKING TO
REMAIN IN OPERATION**

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