



MODIFICATION REQUEST:

***Stage 1 Development, Acute Health
Service Building, Campbelltown Hospital
Lot 6 DP 1058047, Appin and Therry
Roads, Campbelltown
(SSD 5003 MOD 1)***

Modification to condition B3 relating to the
provision of car parking.

Secretary's Environmental Assessment Report
Section 96 of the *Environmental Planning and
Assessment Act 1979*

November 2014

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1. BACKGROUND

On 21 November 2012, the Executive Director, Major Projects Assessments, under delegation of the then Minister for Planning and Infrastructure, approved the State significant development application for the Campbelltown Hospital Stage 1 Development (SSD 5003) at Appin Road and Therry Road, Campbelltown. The approved development comprises:

- construction of a new six level Acute Health Services (AHS) building;
- construction of a new covered walkway linking the new Acute Health Services building, Campbelltown Hospital main entry, Block A, Block B and Block C;
- new patient drop off zone, six visitor parking spaces and service vehicle access from Parkside Crescent; and
- new landscaped entry driveway, internal landscaped courtyards and new communal café.

Construction works associated with the approved Acute Health Services building have substantially commenced, with the development nearing completion. **Figure 1** details the approved development layout.

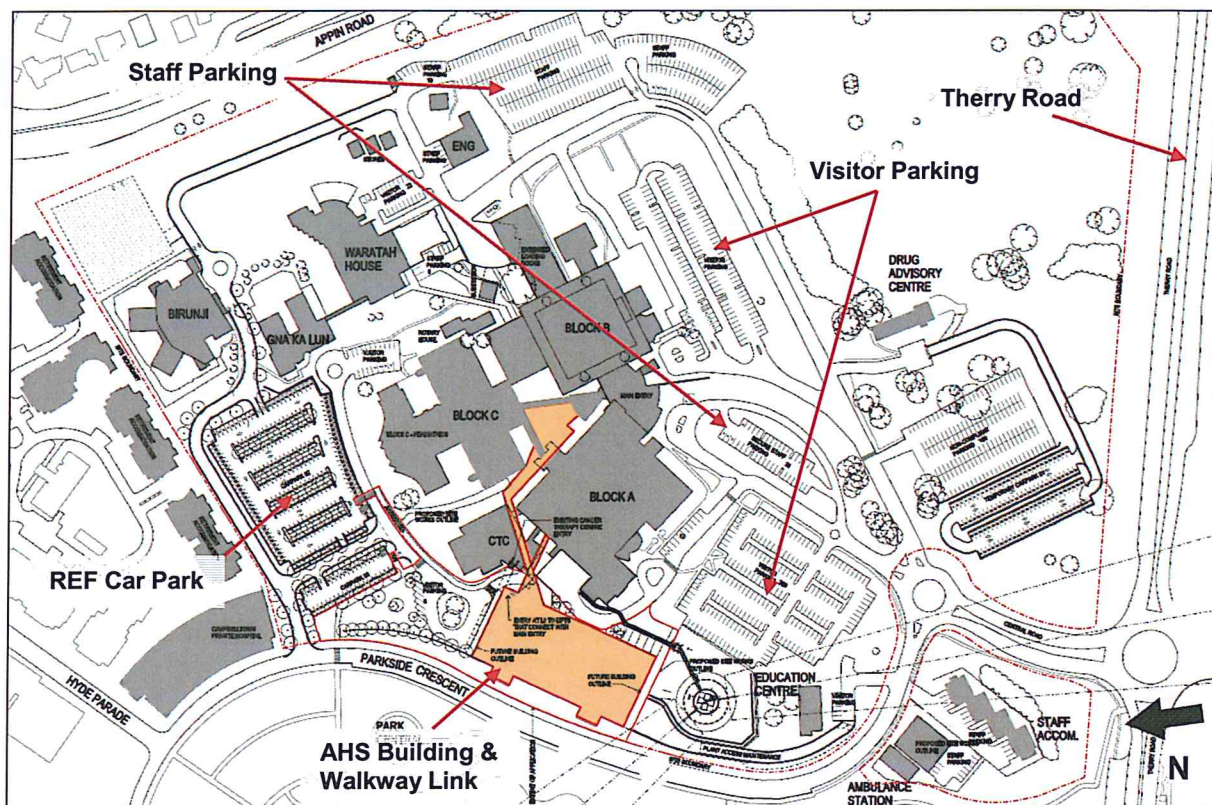


Figure 1: Development and Hospital Campus Layout

The Department's original assessment of car parking under SSD 5003 concluded that new car parking provided as part of a new 248 space car park, approved under a Review of Environment Factors (REF) by Health Infrastructure, would satisfactorily cater for the parking demand generated by the new Acute Health Services Building.

Notwithstanding, Council retained concerns that the car parking assessment undertaken underestimated the existing parking demand generated by the hospital, and that therefore, the additional parking provided under the REF was insufficient.

In this regard, to ensure that satisfactory on-site car parking was provided for the hospital, the Department imposed the conditional requirement (condition B3) for the provision of a 100 space overflow car park, as follows: X

Additional Details to be submitted – Overflow Car Park

B3. To ensure that satisfactory car parking is provided, within 12 months of the commencement of construction, an overflow car parking area with a minimum capacity of 100 vehicles shall be established on the Campbelltown Hospital campus. The overflow car parking area shall be sited, designed, signposted and constructed to minimise environmental impact, using a form of permeable pavement material or grass supported by an engineered device (e.g. grasscrete, porous grass pavers or grass reinforcement mesh). Details of the location and design of the overflow car park are to be provided to the Director-General or his nominee prior to the commencement of the overflow car park works.

2. PROPOSED MODIFICATION

In the modification application originally lodged with the Department, the applicant sought to delete condition B3 and the requirement for the construction of the 100 space, overflow car park, as it was considered unnecessary.

However, following consultation with Campbelltown City Council (Council), the applicant has since amended its application, which now seeks approval to amend condition B3 to require the provision of a minimum 75 on-grade permanent car parking spaces.

3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

The modification application has been lodged with the Department of Planning and Environment (the Department) under section 96(1A) of the EP&A Act.

Section 96(1A) of the EP&A Act provides that a consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent.

3.2 Environmental Assessment Requirements

Section 96(1A) of the EP&A Act requires the following matters to be assessed in respect of all applications which seek modifications to approvals:

Table 1: Matters to be considered under section 96(1A) of the EP&A Act

Matter	Consideration
Whether the proposed modification is of minimal environmental impact	The proposed modification seeks to amend the wording of condition B3 to reduce the number of spaces provided within the car park from 100 to 75. Accordingly, the proposed amendments would result in minimal environmental impacts.
Whether the development to which the consent as modified relates is substantially the same development	The proposed modifications do not seek to amend the approved design or operational functionality of the hospital's AHS building, rather the ancillary car parking component of the approval. In this regard, the modifications proposed would not substantially change the approved development.

Matter	Consideration
Whether notification has occurred and any submissions have been considered	In accordance with the EP&A Act and the EP&A Regulations, the modification request does not need to be notified. The application was made publicly available on the Department's website and referred to Council, who raised no objections to the amended condition.
Any relevant provisions of section 79C(1) of the EP&A Act	The relevant provisions of section 79C(1) of the EP&A Act are considered in this section and the assessment section of this report. The modifications would not alter the development's existing compliance with the relevant planning instruments.

3.2 Delegated Authority

Under the Minister's Delegation dated 10 November 2014, the Director, Industry and Key Sites can determine the modification application as: Council has not objected to the proposal; a political disclosure statement has not been made for this application; and no public submissions were received objecting to the proposal.

4. CONSULTATION AND SUBMISSIONS

The application was notified in accordance with the Environmental Planning and Assessment Regulation 2000. The application was made publicly available on the Department's website.

Council was notified of the original modification for the proposed deletion of condition B3. Given the current and future likely parking demands within the locality, Council objected to proposed wholesale removal of the overflow car parking from the hospital site.

Further consultation was subsequently undertaken between the applicant and Council and it was resolved that in lieu of providing a 100 space overflow car park, a 75 space permanent car park would be provided within the north-eastern quadrant of the hospital grounds and constructed as part of the construction of hospital vehicle access off Appin Road. Council has informed the Department that it is satisfied with this outcome.

5. ASSESSMENT

The key assessment issue for the proposed modification relates to the provision car parking to meet the demands associated with the approved Stage 1 development of the AHS building for the Campbelltown Hospital.

Whilst the overflow car park is intended to only appear as semi-permanent, the construction of car park would still necessitate significant civil works, which the applicant considers to be excessive for the purposes of a car park that may only be temporarily used when parking demand reaches its peak on campus. The applicant considers that such investment is better spent on a more permanent solution.

The applicant now seeks to amend condition B3 to require the provision of 75 permanent car parking spaces (in lieu the proposed deletion of condition B3) instead of a 100 space overflow car park, as currently required.

While Council originally objected to the deletion of condition B3, it is generally supportive of the applicant's amended proposal to provide a 75 space permanent car park, subject to the car park being constructed prior to or in conjunction with the planned new hospital vehicle access off Appin Road. This new access was a requirement of the original SSD approval, with the design of the intersection subject to the satisfaction of Roads and Maritime Services. In this respect, details have been provided by the applicant of an 'in principle' concurrence from Roads and Maritime Services for a full time, left-in/left-out vehicle access from Appin Road for emergency vehicles and hospital staff only.

Under the requirements of the current wording of condition B3, details of the proposed location and design of the overflow car park were required to be provided to the satisfaction of the Secretary. Similarly, the location and design of the proposed permanent 75 space car park have not yet been detailed by the applicant. Notwithstanding, Council correspondence recommends the proposed new car park be located in the north-eastern quadrant of the hospital grounds (see **Figure 2**), making use of the future new Appin Road access.

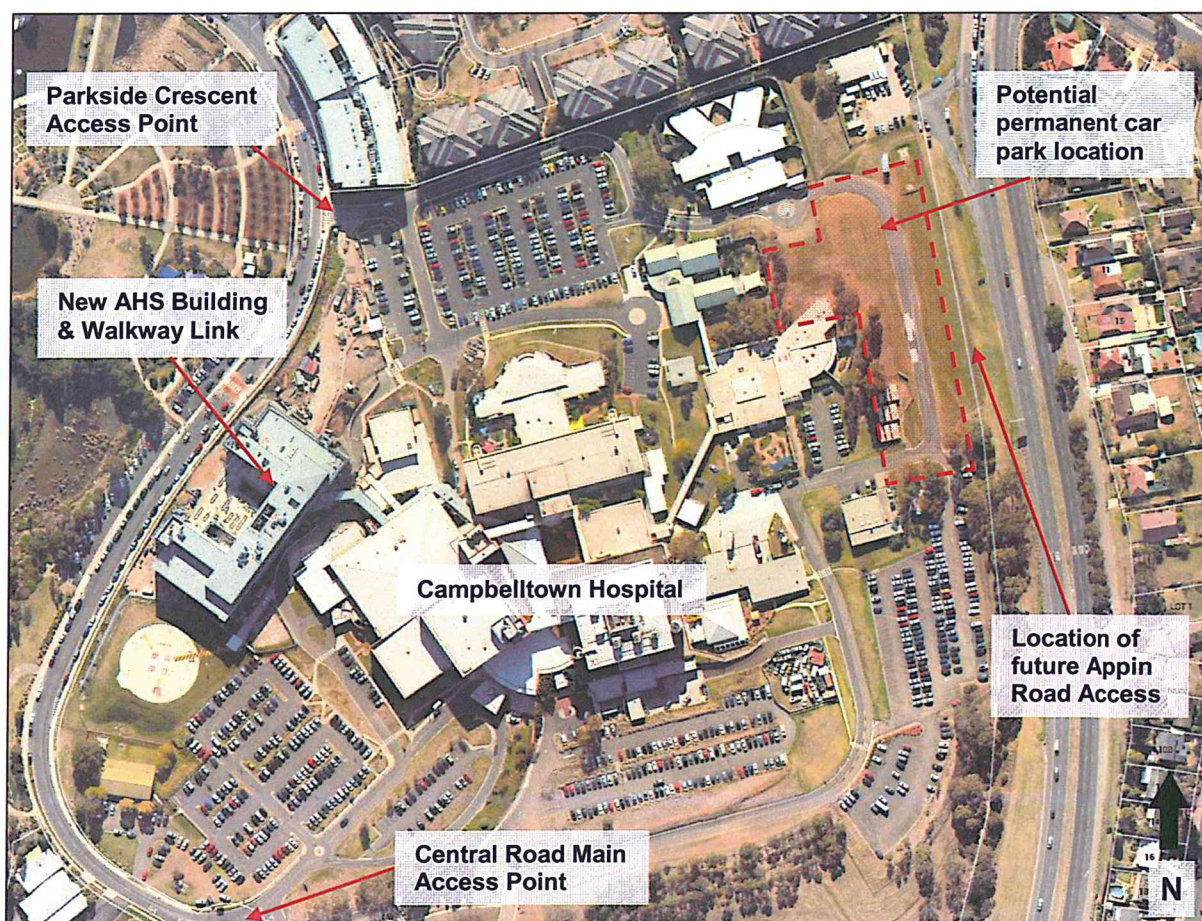


Figure 2: Campbelltown Hospital Layout (source: www.nearmap.com)

Regarding the proposed 25 space reduction in car parking spaces, the Department notes that satisfactory provision has been made for the demand created by the approved Acute Health Services building and that the intention of the overflow car park was to address the greater campus wide car parking shortfalls during peak demands. In this respect, the provision of a permanent 75 space car park, in lieu of a 100 space overflow car park, will still provide an improved outcome with respect to

the provision of increased on-site hospital parking, reducing the existing demand on curb side parking within the surrounding local road network. Furthermore, the provision of a permanent car parking solution would also have an improved operational outcome, in that patients and staff would be more inclined to utilise the permanent spaces provided rather than those provided within the overflow car park, that would appear to be in a more temporary and informal arrangement.

The Department also supports Council's suggested location of the new car park in the north-eastern quadrant of the hospital grounds, adjacent to the future Appin Road access. Using the new access for the new car park would assist in reducing traffic loads within local streets and at existing hospital vehicle entrance points by spreading vehicle traffic around the site (see **Figure 2**).

Having regard to the above and Council's satisfaction with the proposed arrangements, the Department raises no objections to amending the wording of condition B3 to require the provision of a permanent 75 space car park in lieu of a 100 space overflow car park, and recommends the following revised condition:

Additional Details to be submitted – Permanent Car Park

B3. To ensure that satisfactory car parking is provided, a permanent car park with a minimum capacity of 75 vehicles shall be provided within the north-eastern quadrant of the Campbelltown Hospital campus. Construction of the car park shall take place in conjunction with or prior to the construction of the new vehicle access from Appin Road, or within 12 months from occupation of the Acute Health Services building, whichever comes first.

Details of the location and design of the car park are to be provided to the satisfaction of the Secretary or her nominee prior to the construction of the car park.

6. CONCLUSION

The Department has reviewed the modification request and consulted with Council. All the relevant environmental issues associated with the modification have been assessed.

The proposed provision of a permanent car park in lieu of an overflow car park will still provide additional on-site car parking for Campbelltown Hospital and assist in reducing the existing demand for off-site parking within the surrounding local road network. The Department's recommended location for the car park and future site access from Appin Road would provide additional benefits for the hospital's operation and reduce vehicle traffic at existing hospital access points within the local road network.

The Department is of the opinion that the modification of the proposal is in the public interest as it would not give rise to adverse traffic or environmental impacts. Consequently, the Department recommends that the modification application be approved and condition B3 be amended accordingly.

7. RECOMMENDATION

It is recommended that the A/Director, Industry and Key Sites:

- note the information provided in this report;
- approve the modification request; and
- sign the attached modifying instrument (**Appendix B**).

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APPENDIX A MODIFICATION REQUEST

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6432

APPENDIX B RECOMMENDED MODIFYING INSTRUMENT