

Our Ref CES01234
Contact Devinda Kumarasinghe

4 December 2012

David Gibson
Team Leader
Metropolitan and Regional Projects North
Department of Planning and Infrastructure
22-33 Bridge Street
Sydney NSW 2000

Attention: Ben Eveleigh

Dear Mr Gibson

DUBBO BASE HOSPITAL REDEVELOPMENT

Further to your letter dated 20 November 2012 in relation to the submissions received by your department during the exhibition of the proposed redevelopment, please find following our response to the traffic and transport related issues raised by each of the agencies and private party.

1 RESPONSE TO SUBMISSIONS

Roads & Maritime Services (RMS)

- ***'RMS does not object to the proposed development.'***

This positive comment is noted.

- ***'It is noted that the proposal would include 289 car parking spaces which would meet the minimum parking requirements of Council.'***

This positive comment is noted.

- ***'RMS recommends that the proponent consider providing additional onsite car parking spaces, as the parking survey indicates that weekday parking demand exceeds 400 cars from 9 am to 3.30 pm.'***

It is recognised that the surveys indicated that weekday demand for parking does exceed 400 spaces during the 9am to 3.30pm period. However, it should be noted that Hospital staff and visitors currently use both on-site and off-site parking spaces which have been identified in the Traffic Impact Assessment (TIA) and total 429 spaces. The key parking zones noted are the main on-site car park; Myall Street adjacent to the hospital site's southern end and a number of small on-site short-stay car parks.

The statutory assessment undertaken shows that the proposed net increase of 48 on-site car parking spaces meets the requirements for the proposed Hospital extension as set out in Dubbo City Councils' Local Environmental Plan (LEP). The application does not seek to specifically address any parking issues as a result of extant planning permission for the Hospital. However, with the demolition of the maternity building there is potential for an additional 37 car parking spaces to be provided above what is required to help contribute to alleviating any existing deficiencies in parking supply.

Cardno (NSW/ACT) Pty Ltd
ABN 95 001 145 035

Transportation and
Traffic Specialists

Level 9
The Forum
203 Pacific Highway
St Leonards NSW 2065
Australia

Phone: 61 2 9496 7700
Fax: 61 2 9499 3902
Email:
sydtraffic@cardno.com.au

www.cardno.com.au

- ***'RMS suggests that the proponent could make provision for a designated on-site taxi drop off/pick up area near the main entrance of the hospital.'***

While there are no dedicated taxi facilities on-site, taxis can currently drop off/pick up passengers at the hospital's main entrance. On-site observations indicated that there were no operational issues in relation to this arrangement based on current levels of demand. Therefore, it is considered that any additional demand generated by the proposed redevelopment would be minimal and would not warrant the provision of dedicated taxi facilities on-site.

However, the TIA (SSD) suggests that consideration be given to a shared taxi/pick up and drop off zone located close to the main public entrance of the Hospital. In light of RMS's comments it is proposed to provide this shared facility (with appropriate signage and line marking) as part of the development proposal.

- ***'Although bicycle parking spaces are included in the proposal, there are no details about providing onsite end of trip facilities for bicycle riders and pedestrians. RMS encourages the proponent consider providing end of trip facilities (e.g. lockers and showers) for a minimum of 24 people, to complement the 24 bicycle parking spaces that would be provided.'***

In relation to bicycle facilities the TIA (SSD) suggests provision of shower and change room/locker facilities. These staff facilities are provided as part of the development proposals and are located on the ground floor within the southwest corner of the new building with direct pedestrian linkage to the new cycle parking facilities.

Dubbo City Council

- ***'The potential reopening of the Myall Street railway crossing and any impacts (amenity, access, on-street parking, etc.) including long term car parking needs and locations have not been addressed. This information was provided in Council's correspondence dated 18 April 2012 to the Department of Planning and Infrastructure.'***

The potential impacts of the reopening of the Myall Street railway crossing was not considered as it is not a committed scheme. To fully assess the impacts of the reopening would require wider network modeling to take account of the route choices that would be made available to the residential/commercial catchment located to the west of the railway line. This would be a data hungry and costly exercise that is not considered to be warranted for a scheme that is not committed.

However, in response to comments received the following is noted in relation to potential impacts of the re-opening of Myall Street railway crossing:

- As there would be no introduction of new land uses which would have competed for on-street parking it is considered that the re-opening of the railway crossing would have negligible impact on the demand for formal parking spaces located on Myall Street adjacent to the hospital site's southern end.
 - The connection of Myall Street could potentially help relieve any concentrated existing on-street parking demand as supply would effectively increase by allowing access to the unrestricted on-street parking that is available on the western section of Myall Street. It is noted that North Dubbo Primary School is located at the Myall Street/Gipps Street intersection therefore there could be competing demand for on-street parking during school opening and closing times in the vicinity of the school.
 - It is considered that the connection of Myall Street would result in some displacement of eastbound/westbound traffic flows from the Golden Highway to Myall Street. This potential reduction in flows on the Golden Highway corridor would assist the operation of its intersection with White Street/Hospital Access road which is anticipated to operate with low Levels of Service as demonstrated in the submitted TIA.
- ***'Existing parking on the land is proposed to increase with an additional 48 vehicle parking spaces. However, the parking analysis has not considered if the existing parking on the land was adequate and the overall demand of the hospital campus. It should also be noted that the EIS has contradictory statements in relation to parking spaces. They are stated as currently 350 (staff, patients & visitors) p.8, though the existing car park (augmented & regraded) to 289 spaces (net gain of 48 spaces) p.18 & p.36.'***

The statutory assessment undertaken shows that the proposed net increase of 48 on-site car parking spaces meets the requirements for the proposed Hospital extension as set out in Dubbo City Councils' Local Environmental Plan

(LEP). The application does not seek to specifically address any parking issues as a result of extant planning permission for the Hospital.

By way of clarification, as part of the proposed redevelopment the main car park is to be upgraded and expanded to provide a total of 289 spaces. This represents an increase of 48 spaces from the current 241 spaces (235 in the main car park and 6 adjacent to the oncology building). Both on-site and off-site parking spaces have been identified in the Traffic Impact Assessment (TIA). The key existing parking zones noted on-site is the main car park and a number of small short-stay car parks which total 329 spaces.

The additional car parking spaces (potentially 37 spaces) to be provided following the demolition of the maternity building will help contribute to alleviating any existing deficiencies in parking supply.

Private Party

- ***'New car park is smaller than the existing one.'***

As part of the proposed redevelopment the main car park is to be upgraded and expanded to provide a total of 289 spaces. This represents an increase of 48 spaces from the current 241 spaces (235 in the main car park and 6 adjacent to the oncology building).

- ***'In order to comply with increasing traffic a double storey car park will be needed. Can plans be provided for this be provided.'***

A double storey car park is not proposed. The statutory assessment undertaken shows that the proposed net increase of 48 on-site car parking spaces meets the requirements for the proposed Hospital extension as set out in Dubbo City Councils' Local Environmental Plan (LEP).

2 ADDITIONAL COMMENTS FROM DEPARTMENT OF PLANNING AND INFRASTRUCTURE

Further details have been requested in relation to the new car parking spaces on the footprint of the existing maternity building which is proposed to be demolished as well as how this would affect the overall car parking provision for the hospital campus.

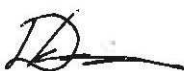
The key existing parking zones noted on-site is the main car park and a number of small short-stay car parks which total 329 spaces as detailed in the TIA. As part of the proposed redevelopment the main car park is to be upgraded and expanded to provide a total of 289 spaces. This represents an increase of 48 spaces from the current 241 spaces (235 in the main car park and 6 adjacent to the oncology building).

The statutory assessment undertaken shows that the proposed net increase of 48 on-site car parking spaces meets the requirements for the proposed Hospital extension as set out in Dubbo City Councils' Local Environmental Plan (LEP). Therefore, as the statutory requirements shall be met the number of additional car parking spaces to be provided following the demolition of the maternity building should not have a significant influence in determination of the application. However, as noted previously with the demolition of the maternity building there is potential for an additional 37 car parking spaces to be provided above what is required to help contribute to alleviating any existing deficiencies in parking supply.

3 CONCLUSION

I trust the above sufficiently addresses the traffic and transport related issues raised by each of the agencies and private party during the exhibition of the proposed redevelopment of Dubbo Base Hospital. If you require any further clarification or information please do not hesitate to contact me on (02) 9496 7700.

Yours faithfully



Devinda Kumarasinghe
 Senior Engineer
 Cardno (NSW/ACT) Traffic & Transport