

12151

5 December 2012

David Gibson
Team Leader
Metropolitan and Regional Projects North
Department of Planning and Infrastructure
23 – 33 Bridge Street
SYDNEY NSW 2000

Attention: Ben Eveleigh

Dear Mr Gibson,

**RESPONSE TO SUBMISSIONS
DUBBO BASE HOSPITAL REDEVELOPMENT - SSD DA (SSD 5250)**

The EIS for the Dubbo Base Hospital Stages 1 and 2 Redevelopment was publicly exhibited from 27 September 2012 to 12 November 2012.

In total, 5 submissions (including 4 agency submissions and 1 private submission) were received. Importantly, it is noted that Dubbo City Council has indicated its 'support for the proposal and the delivery of further health infrastructure for the city'.

This letter and its attachments set out the proponent's response to issues raised in the 5 submissions received, as well as the additional request for further information from the Department of Planning and Infrastructure (Department) in your letter dated 20 November 2012. In preparing this response package the project team's relevant consultants have been in further contact with officers of both Council and the EPA with respect to civil engineering and hydraulic engineering; and noise-based issues, respectively.

It should be noted that there is a minor change to the proposal in relation to the east-west covered link running from the new building at ground level through to the existing maternity unit. The proposed connection between the maternity unit and the new building is now located to allow improved axial linkages into the maternity unit and avoid unnecessary diversion of underground services in this location, as well as improving BCA compliance in terms of escape from the new building at the eastern end of the covered link. The new location does not bring rise to any new environmental planning issues. The revised plans for which approval is sought are attached as listed below.

This response should be read in conjunction with the following attached documentation:

- Response to Submissions Table;
- Cardno Response to Submissions letter;
- NDY revised SSD DA Acoustic Assessment (28 November 2012);
- NDY Response to Submissions letter;
- Northrop Response to Submissions letter and hydraulics services plan;

- Enstruct Response to Submissions letter; and
- Cox sketch plan for future car parking at site of existing Maternity Unit;
- Cox mark-up plan of location of cyclist end of trip facilities; and
- East-west covered link revision plan numbers as follows:
 - ARC-MB-21-900 Revision 4 (dated 5/12/12);
 - ARC-MB-21-910 Revision 6 (dated 5/12/12);
 - ARC-MB-21-920 Revision 5 (dated 5/12/12);
 - ARC-MB-21-930 Revision 6 (dated 5/12/12);
 - LAN-SIS2-100-01 Revision 1 (dated 30/11/12)

1.0 DEPARTMENT'S REQUEST FOR FURTHER INFORMATION

The Department has requested further details (including plans) regarding the proposed new car parking spaces on the footprint of the existing maternity building (which is proposed to be demolished), and how these spaces fit within the overall car parking provision for the hospital campus.

1.1 Proponent's Response

Cardno has considered the above request for further information and has advised as follows:

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

Cox has provided a sketch plan demonstrating the possible future layout of the car park and likely number of additional spaces. This demonstrates that at least 24 (and up to a maximum of 37) spaces could be provided at some future point.

A formal plan has not been provided at this stage as approval is not sought for this carpark under this application. At-grade car parks are able to be carried out as Exempt Development at hospitals under the relevant provisions of the Infrastructure SEPP. Health Infrastructure may choose to exercise this option at some point in the future.

2.0 CONCLUSION

Given the environmental planning merits (and the ability to suitably manage and mitigate any potential impacts) and significant public benefits proposed, it is requested that the Minister approve the application.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or oklein@jbaplanning.com.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'O Klein', with a stylized, cursive script.

Oliver Klein
Associate