



Our ref: PJ:EF12/562:CO15/2024

Your ref: SSD_6848

Contact: Lindsay Walker

5 March 2015

NSW Planning and Environment
Attention: Megan Fu
GPO Box 39
SYDNEY NSW 2001

Dear Ms Fu

Lismore Base Hospital – Stage 3B Redevelopment and the staged construction of a New Hospital Carpark – SSD_6848

Lismore City Council has read the Environmental Impact Statement for the abovementioned proposal and would like to make the following comments:

CARPARKING MANAGEMENT STRATEGY

Lismore City Council notes that the EIS proposes that a Car Parking Management Strategy will be undertaken prior to the occupation of the proposed car parking station. Council is concerned in regard to the timing of this study. The study's recommendations need to be developed in sufficient time for their implementation within the surrounding residential areas. Examples of potential key implementation responsibilities relating to any on-street residential parking scheme include:

- Implementation is to be guided by RMS Guidelines which require parking authorities to undertake extensive consultation with stakeholders in respect to any parking or traffic issues arising from the introduction of a permit parking scheme.
- Undertaking of eligibility criteria assessment to determine the capacity of parking supply and resulting permits issued.
- Capital works associated with the establishment of the regulated on-street zone (pavement repairs, line marking, vegetation management, signage etc.) to enable effective enforcement.

The study also needs to make recommendations in regard to the costs of enforcement of its recommendations. It would be unreasonable for the community to bear the full cost of this enforcement if it is fundamental to the financial success of the proposed car parking station. Conditions that attach to the consent that may be issued for this proposal should provide certainty about these two matters, and ensure that the community and Council have a clear understanding of expectations at least 2 months prior to intended date for operation of the car park to commence. This is required to enable proper resource planning for Council to assist in the efficient and effective implementation of the scheme.

URALBA STREET PEDESTRIAN CROSSING

Lismore's Traffic Committee is concerned that the concentration of car parking in the proposed new car parking station will lead to a significant increase in pedestrian traffic across Uralba Street at the entry to the hospital. This pedestrian traffic will have the benefit of a pedestrian crossing and has the potential to adversely impact on the vehicular traffic flow in Uralba Street.

This street currently carries approximately 12,000 vehicles per day. It is recognised that there are pedestrian thresholds/traffic warrants that have to be reached before consideration needs to be given to the installation of pedestrian crossing lights, and other traffic management measures, but Council is concerned that there is no information available as to when these thresholds are likely to be met, or what will happen if they are met as a result of the completed development.

Council therefore asks that any consent that may be issued for this proposal be conditioned to require a review of the modelling following commencement of operations of the completed development in regard to pedestrian usage of the Uralba Street crossing. The review would report on any unexpected outcomes and remedial actions that may be required such as pedestrian crossing lights or identify the relevant thresholds where they will be installed at no cost to Council if the thresholds are exceeded at a later date.

LITTLE URALBA STREET

The proposed loading dock and its attendant manoeuvring areas will require the closure of the southern part of Little Uralba Street. Council is accepting of this requirement, but is concerned that in the northern part of this street there remain four residents. These residents, together with the general public, will require the construction of a 'turning area' where Little Uralba Street is closed off for hospital purposes.

The current proposal makes no provision for the orderly turning of non-hospital related traffic that may be using the northern part of Little Uralba Street. Council requires that prior to the closing of Little Uralba Street, for hospital purposes, a cul-de-sac or hammer head turning area be constructed on the public road.

Council would be happy to provide comment on review of any proposed conditions on the above matters without delay if it assists in the determination of the application to address these particular issues of concern.

Should you require any further information, please do not hesitate to contact Council's Special Projects Officer, Lindsay Walker, on 1300 87 83 87.

Yours faithfully



Peter Jeuken
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cc via email

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