

1 June 2017

SF2012/010019; WST12/00045/06

The Manager
Social Projects
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Megan Fu

Dear Sir,

**SSD7720; Dubbo Base Hospital Redevelopment Stage 4; Golden Highway (HW27); Dubbo
Environmental Impact Statement**

Thank you for your email on 3 April 2017 referring the development application and *Environmental Impact Statement* for Stage 4 of the Dubbo Hospital Redevelopment to Roads and Maritime Services for comment.

The development application and *Environmental Impact Statement* has been reviewed. The information provided is insufficient, and at this stage, Roads and Maritime withholds making comment. For Roads and Maritime to complete an assessment of the proposed development, the *Environmental Impact Statement* requires further information in the following areas:

- On-site car parking.

The submitted plans and documentation do not appear to provide the full level of parking required to meet peak demands and to avoid road safety issues with drivers parking in uncontrolled areas such as road shoulders. In particular:

- Section 4.1.3 states that 131 car spaces are required to meet patient related demand, however, section 4.1.1 states that only 104 spaces will be provided.
- Section 4.1.2 states that 118 parking spaces are needed to accommodate for an increase in staff. This appears to show that, at a minimum, 249 total spaces are required.
- No consideration appears to be given to providing adequate parking during peak times, such as staff changeover periods.

Roads and Maritime Services

- Clarification of the number of beds in the existing hospital in addition to the number of beds in the proposed development is required. Section 2.2.2 of the *Environmental Impact Statement* states that the hospital currently accommodates 314 beds, while section 3.3.2 states that with the proposed extension the total number of beds will be 221.
- A swept path analysis that demonstrates that the largest vehicle to access the site during both construction period and day to day operations can do so safely through the Myall Street and Cobbora Road intersection. If this manoeuvre cannot be safely completed, details of an alternative route must be provided.

Please confirm with Roads and Maritime that the development application will not be determined until such time as Roads and Maritime has had an opportunity to comprehensively assess the development application following provision of the additional information. Should you require further information please contact the undersigned on 02 6861 1453.

Yours faithfully,



Andrew McIntyre
Manager Land Use Assessment
Western