



Date: 19 January 2022

Department of Planning, Industry and Environment
Attention: Fernando Macri
Social and Infrastructure Assessments
4 Parramatta Square
PARRAMATTA NSW 2124

Email: Ferdinando.Macri@dpie.nsw.gov.au

Dear Sir,

Subject: Concord Hospital Concept Proposal & Stage 1 Modification 7 (SSD-9036-Mod-7) – Changes to parking, ESD and Landscaping

Reference is made to the exhibition of the modification application for the redevelopment of Concord Repatriation General Hospital (SSD 9036), located at 1H Hospital Road, Concord West.

Council would appreciate the review and consideration of the following comments provided by council's Traffic Engineer in the assessment of the subject application.

Traffic/Parking Comments

- The documentation submitted in support of the original approved development do not appear to have detailed the timing of constructing the multi-storey carpark in relation to the expansion of the hospital. As such, when Council provided feedback on that application it was not apparent that the construction of the carpark would lag behind the expansion of the hospital. Subsequent staging plans only required approval of the Planning Secretary and did not require consultation with Council.
- It is now apparent that the shortfall in parking will be significantly larger than previously appreciated due to hospital expansion works completing prior to construction the multi-storey carpark. The original Transport and Accessibility Report indicated that there would be 1,949 parking spaces available during construction of the multi-storey carpark. It is now proposed to reduce that to 1,821. This is significantly less than the 1,957 parking spaces available prior to the commencement of the hospital upgrade, notwithstanding the estimated parking demand increasing from 2008 to 2381. The net result of this modification application would hence be an increase in the shortfall of parking from 432 to 560 spaces during construction.
- The estimated Stage 1 parking demand of 2381 spaces was on the basis of the overall percentage of staff travelling by car remaining the same (86%), however with an improved car occupancy rate for staff (1.09, effectively reducing the 'car driver' mode share to 79%). It is however apparent that Covid-19 continues to impact on transport mode choices, with an anecdotal increase in single occupant private vehicle transport

by hospital staff. Noting this and likely latent effects, it appears that at least for a time, parking demand may be higher than previously estimated. Higher than previously estimated parking demand may overlap with the impending construction of the multi-story carpark, exacerbating the shortfall in parking.

- No mitigation measures for the shortfall in parking are proposed in the Modification application, notwithstanding the proposed increase in parking shortfall. Mitigation measures should be proposed to addressing the shortfall in parking arising from the modification application, as well as the shortfall which has arisen due to how approved works have been staged.

Temporary carpark overflow - Lovedale Place

Whilst potentially not a formal consideration of the subject modification a response on the following matters relating to the temporary carpark overflow of Lovedale Place from NSW Health would be appreciated.

Council has created a temporary overflow car-park in Lovedale Place for hospital staff to use during the pandemic. Due to the extended period that this space has been used, and unfavourable weather conditions, the overflow parking area has deteriorated and developed into a significant maintenance issue to council.

To enable the continued use of the space as a safe, temporary carpark the area requires repair and maintenance. A response from NSW Health on their suggested options to repair and maintain this space with the identification of any funding by them to enable the works to occur would be appreciated. Additionally, when the use of the space as a carpark is no longer required there will be significant rectification costs associated with the conversion back to open space, any consideration and identification of funding by NSW Health to enable this work to occur would be appreciated.

To discuss the options around the maintenance and repair of the car parking space further with Council please contact council's Coordinator, Traffic and Transport, Brendan MacGillicuddy, on 9911-6396 or Brendan.MacGillicuddy@canadabay.nsw.gov.au

Thank you for the opportunity to comment on the proposed modification to the Concept and Stage 1 redevelopment of the Concord Repatriation General Hospital (SSD 9036-MOD-7). If you require any further clarification to the matters raised please contact Shannon Anderson on 9911-6441.

Yours faithfully,



Shannon Anderson
Manager Statutory Planning