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All communication to  
GENERAL MANAGER

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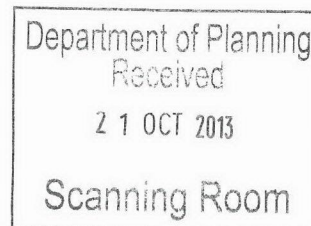
Your ref: 13/02849

Contact: Sustainable Development

16 October 2013

Planning and Infrastructure  
Major Projects Assessment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Megan Fu



Dear Ms Fu

**Lismore Base Hospital Redevelopment (Stage 3A) (SSD 13\_5816)**

Lismore City Council has reviewed the Environmental Impact Statement (EIS) that was provided for the Redevelopment Stage 3 of the Lismore Base Hospital and would like to make the following comments in regard to this application.

**AESTHETICS** – As advised in its submission to the Director General's Requirements prior to the finalisation of the EIS Council is very concerned with the appearance of this significant streetscape. This is a landmark public building in Lismore, and a bland design for a Government project will undermine Council's attempts to improve development outcomes through contemporary design excellence and innovation. A splash of colour and change in textures can be all that it takes to make a huge difference for a landmark development to be a bold statement in an otherwise homogenous context, and instantly recognisable for its important public function that can be drawn upon and replicated to guide better urban design outcomes for future development.

In the recent past Council has imposed conditions on other new buildings, constructed and being proposed, in proximity to the Hospital to ensure that the visual appearance of this precinct is enhanced. Council is concerned that the same standards are applied to the Redevelopment of the Lismore Base Hospital.

Council recognises that the design seeks to set the building back from the street and to 'blend' it in with the surrounding streetscape and the existing hospital. It should be recognised that the buildings that form Stage 3A will remain functional for a long period of time. During that time fashions will change and new materials will be developed. There would be merit in having the solid elements of the design more as cladding 'hung' onto the building so that their texture and colour could be simply changed as and when the building requires maintenance upgrades during its life.

While Council recognises that there has been significant design consideration given as to how to minimise the bulk and form of such a large building it is concerned that the same effort was not applied to the 'canopy support' along the Uralba Street frontage. This structure does not form part of the building and serves only to support the street canopy, yet is a very large visual element in the built form streetscape. Council is strongly of the view that this imposing vertical part of the canopy could be 'lightened' so as to be far less dominant while still providing adequate support for the canopy.



**MAIN ENTRY OPEN SPACE** – In November of last year Council and the Hospital undertook a three day Design Charrette that looked into all the elements that will work together to make up the Redeveloped Base Hospital. Two of those elements revolved around the main entry to the hospital. The first was that the Main Entry should have greatly enhanced legibility and access. This has been achieved in the proposed plans that form the EIS. The second element was that of providing suitable 'public open space' in close proximity to the main entry. This has not been adequately achieved. Too much space has been allocated to gardens and not enough space has been allocated for the public. Small family groups and the like find great value in having landscaped open space available in close proximity to the entrance to the hospital. The current plan provide only one small space while a redesign of this area could readily provide in excess of three times as much public open space without having any impact on the functionality of the design.

**PUBLIC DROP OFF ENTRY** – The entry to the public drop-off area is at the western end of the area. Council raises no objection to this, but asks that the Uralba Street centre-line marking shown on plan SKC071 as being on the western side of the pedestrian crossing be extended further to the west. Such an extension of the centre-line marking would have the effect of precluding west bound motorists from trying to make a right turn into the hospital drop-off area across the oncoming, eastern bound traffic. In such a confined section of Uralba Street such a right turn manoeuvre should be prohibited.

**PARKING AVAILABILITY** – The on street parking around the hospital facility is the subject of frequent complaint by surrounding residents as a result of competition for parking spaces. This requires an enforcement response from Council Rangers through parking patrols, which can only be expected to increase with the expansion of the hospital. The future provision of a multi deck car park will rely upon effective enforcement strategies in surrounding streets to ensure its financial viability. Council has limited resources to meet this demand for enforcement, and has recently turned to Licence Plate Recognition (LPR) technology (on a limited resource sharing arrangement with Byron Shire Council) to assist in undertaking parking enforcement activities in an efficient and effective manner. The recent introduction of this technology in the Lismore CBD has seen a noticeable change in commuter parking habits, that have long been sought through less efficient means. The acquisition of LPR by Lismore City Council would be of interest to other neighbouring Councils as a way of generating income from parking offences in an efficient and effective manner. Given that the proposal does not generate contributions for regional traffic or parking, Council requests that consideration be given to providing funds to Council for the acquisition of LPR technology by Council for parking enforcement on a win-win basis.

**MULTI-DECK CARPARK** – In several parts of the EIS reference is made to the desirability of providing a multi-deck car park as the solution to the additional parking demand that will be generated by this hospital redevelopment. Council applauds the plan to provide a multi-deck carpark and asks that it be located such that it is readily accessible to staff, patients and hospital visitor. The success of this proposal will be dependent upon its location and ability to reduce on-street parking.

**BOUNDARY** – As stated in the EIS Council has already advised Health Infrastructure of its willingness to work with them to close those parts of Uralba Street that will be required for the upgrade to proceed. The area of the proposed boundary relocation is shown in plan SKC071 by a broken red line. While this proposed boundary is, in the main, consistent with previous discussions that Council has had with Health Infrastructure, Council would like the boundary slightly adjusted. Council would like the land that is to be transferred to the hospital to include the two planter box gardens between the public drop-off area and the footpath to be included in the hospital owned land. This would provide consistency with the planter box that defines the Ambulance drop-off area from the footpath and is seen by Council as being more desirable.

CONSTRUCTION CAR PARK – There is a clear recognition, in the EIS, of the size and scope of the work involved in the Stage 3A redevelopment work and the volume of construction related traffic that this will generate. This recognition does not translate to any specific plans that are outlined in the EIS and Council is concerned that an already untenable on-street parking situation around the hospital will be exacerbated during construction. Council is aware that Health Infrastructure is developing a plan to provide a construction parking area in a nearby street and applauds this initiative. If, however this plan does not come to fruition Council requires that an alternative construction car park is developed and would ask that the consent that is issued for this proposal contains a condition to that effect.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter Jeuken', with a long horizontal line extending to the right.

Peter Jeuken

**Manager Development and Compliance**