

File No: NTH07/01145

Your Ref: SSD 8963

The Director  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: David Gibson

Dear Sir,

**Bruxner Highway [HW16] and Bangalow Road [MR65]:  
Lismore Base Hospital Redevelopment Stage 3C – Development Application – 60 Uralba Street, Lismore**

I refer to your letter of 28 May 2018 requesting comment from Roads and Maritime Services in relation to the abovementioned State Significant development application.

Roads and Maritime has consulted with Lismore City Council Senior Planning Officer (Rod Mallum) and can confirm the following issues were discussed in finalising this advice.

- The requirement for gradual growth in car parking demand to be monitored and addressed periodically.
- Impacts on intersections are minor as a result of the subsequent stage.
- Minor impacts from the increase in traffic volume and pedestrian movements.

Roads and Maritime can confirm the following statements of fact relevant to our areas of expertise and regulatory powers.

- The key interests for Roads and Maritime are the safety and efficiency of the road network, traffic management, the integrity of infrastructure and the integration of land use and transport.
- The roads impacted by this proposal are local roads. Council is responsible for setting standards and determining priorities on local roads. Council should be satisfied that the impact of traffic and parking has been adequately addressed.
- Regulatory signs and devices will require the endorsement of the Local Traffic Committee prior to Council approval.

Roads and Maritime considers that in our technical assessment of the EIS by City Plan Services dated May 2018 and specifically Appendix 15 – Transport and Accessibility Impact Assessment by TTW dated 15 May 2018, that the 'baseline' for impact assessment is reasonable and the predictions of impact are robust (and conservative) with suitable sensitivity testing.

Roads and Maritime considers that in our technical assessment of the EIS, that the proposal includes all reasonably feasible mitigation options.

The assessed impact is considered acceptable within the policy context of Roads and Maritime, provided the following issues are addressed:

- Service vehicles should enter and leave the site in a forward manner. The design should cater for the turning paths of the largest vehicle requiring access to the site.
- Consideration should be given to connectivity for public transport facilities and active transport modes such as walking and cycling.

Roads and Maritime has identified the following areas of project design could be improved to achieve better outcomes considering the environmental, social and economic impacts.

- There is a marked foot crossing on Uralba Street. As the staged redevelopment of the hospital occurs more people are likely to use Uralba Street and the marked foot crossing. Planning for the future upgrade of this marked foot crossing is required. This could include consideration of the required warrants for a signalised pedestrian crossing over a 10 year design horizon.
- Conflict exists between pedestrians and driveways outside the hospital, especially in vicinity of the emergency vehicle area and patient drop off area. It may be appropriate for the developer to work with Council to consider behavioural measures to improve safety. For example installing Vinyl Decals stating "Look out before you step out" could improve safety by highlighting the conflict for pedestrians.
- Continued implementation of the Green Travel Plan and Transport Access Guide is supported. Any review should be undertaken in consultation with TfNSW.

Upon determination of the application it would be appreciated if Department of Planning and Environment could forward a copy of the approval for our records. If you have any further enquiries regarding the above comments please do not hesitate to contact Liz Smith, Manager Land Use Assessment on (02) 6640 1362 or via email at: [development.northern@rms.nsw.gov.au](mailto:development.northern@rms.nsw.gov.au)

Yours faithfully



for Monica Sirol  
Network & Safety Manager, Northern Region

Date: 2 July 2018