

15 May 2019

Jim Betts
Secretary
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

Dear Mr Betts,

Expansion of Coffs Harbour Hospital (SSD 8981) – Proposed deletion of Condition D12 Car Parking – Section 4.55 (1A) Application

Please find enclosed a letter report and attachments prepared by Geolink on behalf of Health Infrastructure dated 1 May 2019, to support a Section 4.55(1A) application to SSD 8981 – Expansion of Coffs Hospital.

This modification would delete condition D12 which requires additional parking to be provided within the Coffs Harbour Hospital Campus (CHHC) prior to the commencement of the operation of the approved works under SSD 8981, as there is insufficient demand to justify the required parking.

Background

Approval was granted for the construction of the Expansion of the CHHC on 28 February 2019. The approved Development for the CHHC permits construction and operation of a;
“new five storey CSB (including a new rooftop helipad) and associated landscaping and internal roadworks. Refurbishment of the existing hospital MBA to realign services, including relocation of the emergency department, associated landscaping, infrastructure and service works”.

The approval included condition D12, as follows;

“D12. Prior to the commencement of the operation, the Application must construct and operate 319 car parking spaces in the Stage 2 of the at-grade car park approved by the Health Infrastructure on 24 September 2014 (Review of Environmental Factors Approval No. 010/2014).”

Proposed Modification

As outlined in the attached letter report by Geolink dated 1 May 2019 this modification proposes to delete this condition for the following reasons;

- *“Detailed car-parking surveys have concluded that there is sufficient existing car parking on the hospital campus even when the following parking demands are accounted for:
 - the anticipated increased parking demand of 130 spaces by 2026
 - if the existing parking demand on Phil Hawthorne Drive was to be accommodated on-campus.*
- *Removal of Condition D12 from the development consent (SSD 8981), which requires the development include construction of an additional 319 car-parking spaces would not result in significant impact to parking availability on campus or result in any other environmental impact. The Coffs Harbour Hospital expansion would be serviced by an adequate provision of on-site car parking.*

Health Infrastructure
ABN 89 600 377 397

- *The application does not include modification to any other aspect of the approved development (SSD 8981) and therefore it is the same development as the development for which the consent was originally granted.*

The removal of the condition D12 from the development consent (SSD 8981) will not result in significant impact to parking availability on Campus as demonstrated in the attached reports and with those submitted during the assessment of the CHHC expansion.

Substantially the Same

As outlined in the attached assessment, the proposed modifications will have a minimal environmental impact and the proposed development will remain "substantially the same" development for which SSD Consent No 8981 was granted. The development retains the key elements of the original consent, with the description, use, nature, bulk and scale, and intensity of the development remaining unchanged.

On this basis, HI look forward to the Department's consideration and determination of this application. If you have any questions or wish to discuss any element of the Application, please contact Claire Muir, 0403 754 736

Yours sincerely



Leone McEntee
Manager, Planning

Att

- A:** Letter Report by Simon Waterworth, Geolink dated 1 May 2019
A copy of the Notice of Determination for SSD 8981 (**Attachment A**);
Parking and Traffic Consultants (2013) report Coffs Harbour Hospital Updated Parking Demand Study (**Attachment B**);
GeoLINK (2014) report Review of Environmental Factors - Coffs Harbour Health Campus Car Park (**Attachment C**);
GTA Consultants (2019) letter report - Coffs Harbour Hospital Expansion – External Parking Demand Analysis (**Attachment D**).