

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD 8963 Lismore Base Hospital Redevelopment Stage 3C
Applicant	Health Administration Corporation
Consent Authority	Minister for Planning

Decision

The Executive Director under delegation from the Minister for Planning has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

20 September 2018

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report.
- the prescribed matters under the Environmental Planning and Assessment Regulation 2000.
- the objects of the Act.
- the considerations under s 7.14(2) and 7.16(3) of the Biodiversity Conservation Act 2016 (NSW);
- all information submitted to the Department during the assessment of the development application and information considered in the Department's Assessment Report.
- the findings and recommendations in the Department's Assessment Report.
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including \$32.2 million of capital investment, creation of a total of 200 construction and eight operational jobs, providing modern facilities that meet current standards for healthcare for the State and providing further investment in public infrastructure in a major regional centre.
- the project is permissible with development consent and is consistent with NSW Government policies including the *North Coast Regional Plan 2036*, *State Infrastructure Strategy 2018-2038* and *Future Transport Strategy 2056*.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards as identified in the Department's Assessment Report. The consent authority has included conditions to ensure construction impacts are appropriately managed and potential impacts on on-street car parking are reviewed and appropriate measures implemented to address any identified adverse impact.
- the community views have been considered and adequately addressed through the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 1 June 2018 until 28 June 2018 (28 days).

No public submissions were received, while the key issue raised by Lismore City Council and considered in the Department's Assessment Report and by the decision maker relates to the intensification of the hospital use and associated car parking impact on local roads. Other issues are addressed in detail in the Department's Assessment Report.

Issue	Consideration
<p>Car parking</p> <ul style="list-style-type: none"> The intensification of the hospital use has the potential to generate additional demand on on-street car parking and should be reviewed post occupation and appropriately mitigated where necessary. 	<p>Assessment</p> <ul style="list-style-type: none"> The proposal provides new facilities, including accommodation for 60 beds. However, this includes the relocation of services from existing hospital buildings and a net increase of 21 beds in the new wards and intensive care unit. There would be eight new operational jobs as a result of the development. The additional activity generated from the new facilities and new staff would generate a demand for 10 additional car parking spaces. It is acknowledged that the hospital has an existing shortfall in car parking and that users rely heavily on on-street car parking. Stage 1 of the multi-level carpark approved as part Stage 3B has been completed and provides 270 car spaces for the hospital. The first stage of the carpark provides sufficient car parking to meet the demand generated by Stages 3A and 3B of the hospital redevelopment for 260 car spaces (110 and 150 spaces, respectively). Stage 2 of the carpark, which would provide an additional 292 car spaces, would address an acknowledged existing reliance on on-street car parking. This would reduce the demand for on-street car parking from 509 to 217 car spaces but its construction is subject to future funding. Council have requested that the on-street car parking impacts be monitored, and should on-street car parking reach the nominated car parking capacity level of 85 per cent, the Applicant commit to delivering the second stage of the approved carpark. Whilst the Applicant stated in its EIS that the surplus provided in the multi-level car park is sufficient to meet demand generated by the development, it has agreed to a condition requiring 10 additional car parking spaces be provided as part of the development. This would be indicatively located adjoining the new driveway to the loading dock approved as part of Stage 3B. The Department considers that car parking should be supplied as part of the development to address the demand as the additional car parking in the multi-level carpark was provided to support the existing shortfall in car parking and to ease demand on on-street parking. Council's request for the ongoing monitoring and commitment to deliver the second stage of the carpark is unreasonable as it does not relate to the impacts of the proposed development and seeks to rectify an existing situation. <p>Conditions</p> <ul style="list-style-type: none"> A condition requiring the Applicant provide 10 additional car parking spaces prior to commencement of operations to address demand generated by the development has been imposed. The Applicant will also be required to undertake the five year post occupation review of the occupancy of the multi-level carpark and the nominated surrounding streets to verify that the additional car parking and the car parking management strategy is effectively managing car parking impacts. The car parking management strategy would need to be updated if impacts are not being appropriately managed.