

Tuesday 29<sup>th</sup> March 2022

To: Chair, Joint Regional Planning Panel

*Via email.*

Dear Sir/Madam,

I note that the Joint Regional Planning Panel met on Wednesday 23 March 2022 to consider the Development Application for the Albury Emergency Department Redevelopment. There were a number matters discussed and a request for assurance regarding immediate and future parking.

#### Future Car Parking

The master plan architects have confirmed that the deficient spaces identified, and future parking requirements associated with the master plan hospital expansion, can be accommodated within the campus footprint. The exact location and configuration of the car parking (multi storey) will be determined in the next phase of planning should the future development be on the existing site, and subject to detailed traffic analysis.

#### Temporary Car Parking Timelines

AWH and the owners of the East Street/Borella Road Site have entered into a legally binding Heads of Agreement for the provision of a 105 Space Car Park for a period of 10 years. This agreement was signed by both parties on the 3 December 2021.

The detailed design is currently being revised to comply with the Development Consent conditions and feedback from local residents. The lease will be finalised once the detailed design documents have been received, estimated within the next 2 weeks.

The owners have engaged a builder (Southern Cross Developers) to build the car park and we have been advised they are ready to commence work as soon as approved to do so by the owners.

The scope of works for the ED construction will initially involve site establishment, civil infrastructure modification and demolition works that will not result in an immediate loss of public parking spaces. It is estimated that these establishment works will take up to 3 months before there is a deficit in parking.

AWH is confident that the commissioning of the temporary car park is expected to align with the loss of spaces on the hospital site, subject to finalising the programs.

A staff and site parking management plan will be developed should the loss of spaces precede the commissioning of the temporary car park. This may include requiring staff who can work remotely to do so (either at home or from alternate AWH office locations), utilising off-site parking for appropriate staff and transporting via a shuttle bus and/or issuing of staff parking permits. A detailed risk assessment will be undertaken after car park construction timelines are confirmed by the developer.

I trust this information addresses the Panel's concerns and this will support the commencement of work on the new Emergency Department.

Kind Regards



Janet Chapman

Interim CEO

Albury Wodonga Health