



THOMSON
ADSETT
ARCHITECTS

12 November 2008

NSW Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: *Mr Wilfred Nino*

Dear Wilfred,

RE: **MP 08_0073 – NARRABRI DISTRICT HEALTH SERVICE REDEVELOPMENT
RESPONSE TO ISSUES RAISED**

Thank you for your advice in regard to the Part 3A Environmental Assessment for this project. We refer to your letter MP 08_0073 of 21 October 2008 and provide the following information in response to the matters raised.

Department of Planning covering letter

Proposed fill is to be clean granular filling material sourced from local sites, in accordance with the Civil Engineering Works specification. Suitable material, in the form of crushed brickwork, was recovered from the demolition in the Enabling Works and this has been stockpiled on site for re-use as fill. Additionally, crushed brick and concrete, as suitable, will be recovered from the demolition of the old hospital buildings for use as fill in the completion of site works.

Design levels are as shown on the drawings. The floor level of all new buildings is RL214.370 in accordance with the Narrabri Council Flood Management Plan, a copy of which as been forwarded to Dept of Planning. This provides 500mm freeboard above the 1:100 flood level. Ground and paving levels immediately outside the building are RL214.270 (100mm below floor level, 400mm freeboard) in order to permit ready access by local ramping to doorways. The helipad will be at RL214.370 (500mm freeboard). Road and outdoor levels are designed to direct surface water away from the buildings and the helipad.

No provision has been made for changes in future 1:100 flood levels as a result of climate change. To our knowledge accurate data on this is not currently available. NSW Health has determined that it will abide by current prescribed levels.

The building is a post-disaster structure however it will be inundated by floodwaters higher than RL214.370 (500mm above a 1:100 event). The Hunter Area Health Service has a coordinated disaster management plan for all sites. In a 1:100 event or worse all transport around the site will have to be by watercraft as the remainder of the town will be inundated.

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Nominated Architects: Susan Kenny (sen) Steve Coell (sen) David Lane (sen) Dayne Mearns (sen) Christopher Straw (sen)
Thomson Adsett (NSW) Pty Ltd ABN 72 105 314 636

Emergency access via the Cameron Street gate is retained in the proposal. It is reserved for emergency use only by authorised vehicles. Access is controlled by a gate. Access to the Namoi Valley Aged Care Centre via Cameron St. will be available at all times via the existing right of way.

The new District Health Service provides:

Primary & Community Health, including child & family health, health education, mental health, aged care services, dental and medical centre;

Inpatient Services (28 beds), including obstetrics, paediatrics, medical & surgical inpatients, high dependency and palliative care;

New Ambulance Station, replacing the existing inadequate station;

Diagnostics – pathology and radiology, including future installation of a CT scanner;

Operating Suite – general surgery & day surgery (5 places), including central sterilising department;

Catering Services including support for Meals on Wheels;

Public facilities such as a coffee shop, feeding room and the like;

Maintenance & support facilities, including mortuary, stores, workshop & emergency power generation for the site;

On-site staff accommodation

New helped in accordance with NSW Health and CASA guidelines

It is not clear what benefits would be achieved by the amalgamation of the car parks adjacent to the helped. The parking layout as proposed has been agreed with NSW Health and NSW Department of Commerce as providing maximum flexibility to accommodate changing needs in helped activity.

Narrabri Council's recommendations are dealt with under specific Council issues, set out below.

Ministry of Transport letter

Hunter New England Health will prepare a Workplace Travel Plan with Narrabri District Health Service. A copy of the current hospital travel plan is appended as an example. The local bus service provides an hourly service to the site on weekdays. Secure bicycle parking is included in the scheme. Informal pedestrian travel paths are being formalised as part of the redevelopment.

Narrabri Council Letter

Informal agreement was given some years ago by hospital management to parking on the hospital site by Nurraby Childcare Centre. There is no formal agreement, written or otherwise, to this arrangement. It is not possible to provide childcare centre parking within the new development. Further, it is considered by the Project Planning Team that such provision may contravene child safety guidelines. The proponent is prepared to follow RTA's suggestion of meeting the cost of creating angle parking provisions (signage, concrete "blisters" and linemarking) outside the childcare centre in Gibbons Street.

Negotiations with Council regarding the acquisition of the block of land adjacent to the child care centre are ongoing.

Unimpeded access to Namoi Valley Aged Care is retained. Emergency access to the hospital site via a sealed and gated road is provided.

On-site roof rainwater storage (approximately 100,000 litres) will provide for toilet flushing, irrigation, exterior building cleaning and vehicle washing in accordance with NSW Health guidelines.

Roads and parking spaces have been designed to accommodate all vehicles attending the site, including emergency vehicles. The helipad provides turning space to ensure that large vehicles (for example, the BreastScreen Bus, bulk oxygen delivery tanker) enter and leave the site in a forward direction. Parking spaces are 2800mm wide x 6000mm deep for easier access by all users. Disabled parking spaces are designed in accordance with the appropriate standards.

The entry from Gibbons St will be a formal intersection, not a driveway crossing.

Bus waiting under shelter is provided at the main entry of the proposed development. It is not proposed to construct a bus shelter in Gibbons Street.

Signage and traffic impact issues have been considered and a traffic report was provided.

The building pad has been designed to have minimal impact on surface stormwater movement. All existing flow paths at the perimeter have been preserved. The site naturally drains eastward and this is being preserved in the proposed scheme. An extensive system of surface drainage pits has been included to control surface water flows. Roofwater is being collected for re-use.

All water & sewer connections will be carried out to Council specifications. Written permission will be sought for any instances of proposed building over infrastructure services.

NSW RTA Letter

1 & 2 Pre-lodgement discussion indicated a strong desire by authorities to minimise traffic using Cameron St and this has been done. Cameron Street remains an emergency access point with a sealed, all-weather road, controlled by a gate. Main Ambulance access is via Gibbons Street.

3 The main entry road system will be clarified with signposting and road marking.

4 The roundabout will be formed with a concrete roll kerb to ensure access is available in any situation.

5 The proponent agrees to provide signposting, linemarking and concrete blisters to create angle parking in Gibbons St for the childcare centre.

6 Accessible pedestrian linkages will be provided from parking areas to the hospital.

7 The carport numbers are calculated to meet the needs of the staff accommodation.

8 Agreed, if possible.

9 We do not agree with this, but will consider rotating these spaces to provide a more direct view of vehicles approaching on the roadway

NSW Heritage Council letter

An assessment of the potential archaeological significance of the site has been undertaken. The potential for discovery of significant artefacts during construction is considered to be low. The site was vacant land prior to construction of the 1944 hospital building. Aside from the construction of the 1973 building extension there has been minimal refurbishment



of the original buildings. Consultation with the local Aboriginal Land Council has determined that the site is not one of significance to the local indigenous people.

Yours faithfully
THOMSON ADSETT ARCHITECTS

A handwritten signature in black ink, appearing to read "Ken McPhail".

KEN MCPHAIL
Director of Design