



PCU018017

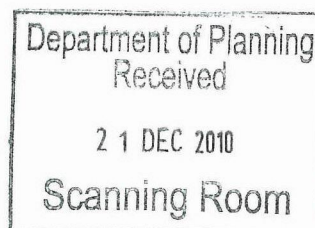


Telephone (02) 4325 8222

Please Quote:

R Eyre
IR: 8950353
16 December 2010

NSW Planning
Attention: Peter McManus
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SYDNEY NSW 2001



Gosford City Council

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**RE: Environmental Assessment for Central Coast Cancer Centre, Gosford Hospital.
(MP10-0173)**

Dear Mr McManus

I refer to your letter of 26 November 2010, and advise;

- 1) The proposal is strongly supported by Council. The Cancer Centre is a highly needed medical facility for the Central Coast.
- 2) The additional parking proposed is needed due to the high demand for parking generated by the hospital. All parking spaces should be properly constructed, drained and line marked. Consideration should be given to pedestrian pathways from the parking areas to the Hospital entry points. This may require an additional pedestrian crossing in Ward Street, and security lighting and assessment under CPTED. (Crime Prevention through Environmental Design), for the new 20 space parking area on the southern side of Ward Street.
- 3) An additional exit driveway should be provided in Ward Street at the western side to compensate for the deletion of the exit driveway to Holden Street.
- 4) When the Cancer Centre is closed, the car parking spaces allocated to the Cancer Centre should be available for general hospital parking.
- 5) The masterplan being prepared for the Gosford Hospital should include provision for additional on-site parking, (preferably by parking stations or multi-level parking). The reliance on on-street parking should be reduced to reduce street congestion and to improve traffic access to and around the hospital.
- 6) The proposal is subject to the Gosford City Civic Improvement Plan. This plan requires a contribution of 4% of the value of the development.
- 7) A Section 307 Certificate is required to be obtained under the Water Supply Authorities Act. Council is the Water Supply Authority. Water and Sewer contributions will apply if the total number of beds for the Hospital is increased.

- 8) The separated two level vehicle access also conflicts with the pedestrian entry from Holden Street which requires pedestrians to take a circuitous walk around the wall and through the car park rather than a clear and pleasant route to the entry.
- 9) The parking and vehicle access appears confusing with numerous entries and exits. A comprehensive traffic and parking plan should be prepared. This should be addressed in the Plan of Management for the Hospital site which is currently being prepared.

If you have any enquires please contact Robert Eyre on 4325 8222 Monday to Friday between 8.40 and 10.30am.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R Eyre', with a stylized flourish at the end.

Robert Eyre
Senior Town Planner

The following conditions are recommended for inclusion in approval of the proposal;

**DRAFT CONDITIONS OF CONSENT Exhibition Major Project Application MP10 0173
Regional Cancer Centre Holden street Gosford**

1.. PARAMETERS OF THIS CONSENT

- 1.1 The development being carried out in accordance with the Environmental Assessment for the Central Coast Regional Cancer Centre prepared by Architectus Group Pty Ltd dated November 2010.

2.. PRIOR TO COMMENCEMENT OF ANY WORKS

- 2.1 Proposed retaining walls, greater than 600mm in height, are to be designed by a practising Structural/Civil Engineer..
- 2.2 The submission to and approval by Council prior to the commencement of any works, of details for the disposal of any spoil gained from the site and /or details of the source of fill, heavy construction materials and proposed routes to and from the site. Details shall be provided prior to the commencement of works and at latter stages of construction if details change.
- 2.3 The developer shall erect a sign in a prominent position prior to the commencement of any construction showing the name and details of the developer, contractor and person/s in charge of the work site including a telephone number/s at which that person/s may be contacted during and after hours and for emergencies arising.
- 2.4 A dilapidation report must be submitted to Council prior to the commencement of work and/or approval of engineering plans under the Roads Act. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs or any other Council assets in the vicinity of the development.
- 2.5 The payment of **\$1,184,000.00** in accordance with the Gosford City Council Section 94A Development Contribution Plan - Gosford City Centre. (Account No D9001.823 - Hot Key 710)

The total contribution amount of \$1,184,000.00 is to be paid prior commencement of work.

The basis of the calculation and the total contribution amount is subject to quarterly review. An adjustment amount will become payable if the contribution is not paid prior to the next review.

A copy of the Contribution Plan may be inspected at the office of Gosford City Council, 49 Mann Street Gosford or on Council's website
www.gosford.nsw.gov.au/customer/document_gallery/contribution_plans

- 2.6 All work required to be carried out within a public road reserve must be separately approved by Council, under Section 138 of the Roads Act 1993.

Engineering plans for the required work within a public road must be prepared and designed by a suitably qualified professional, in accordance with Council's "Civil Construction Specification", "GCC Design Specification for Survey, Road and Drainage Works" and "Policy 'D6.46 Erosion Sedimentation Control".

The required works to be designed are as follows:

- a. Half width road shoulder across the full frontage of the site at Lot 2 DP382500 No 96 Ward St.
- b. Footway formation graded at +2% from the top of kerb to the property boundary, across the full frontage of the site at No 96 Ward Street.
- c. 1.2m wide reinforced (SL72 steel fabric, 100mm thick) concrete footpath in an approved location across the full frontage of the site at No 96 Ward Street.
- d. Heavy-duty vehicle crossing that has a width of 6m and constructed with 200mm thick concrete reinforced with 1 layer of SL72 steel fabric top and bottom.
- e. The piping of stormwater from within the site to Council's drainage system.
- f. Alterations to the driveway in Holden Street.
- g. An additional exit driveway at the western end of Ward Street from the Hospital car parking area.

The engineering plans must be approved by Council prior to commencement of works.

- 2.7 A pavement report for works within a public road reserve shall be prepared by a practising Geotechnical Engineer. This report must be submitted with the engineering plans and approved by Council under the Roads Act, 1993.

The pavement depths must be determined in accordance with Council's specifications and the following traffic loadings:

Name of Street	Traffic Loading (ESAs)
Ward St	2×10^6

- 2.8 Satisfactory arrangements must be made for the provision of water and sewer services to the land. A copy of the Certificate of Compliance under Section 307 of the Water Management Act 2000, must be obtained from the Water Authority (Council) prior to the commencement of works. Contributions may be applicable to the Section 307 Certificate.

- 2.9 Design of the following engineering works within private property:

- a. Driveways/ramps and car parking areas must be designed according to the requirements of the current Australian Standard AS2890 for the geometric designs, and industry Standards for pavement designs.
- b. A stormwater detention system must be designed in accordance with Council's DCP165 - Water Cycle Management and Council's 'GCC Design Specification for Survey, Road and Drainage Works'. The stormwater detention system shall limit post development flows from the proposed development to less than or equal to predevelopment flows for all storms up to and including the 1%AEP storm event. A runoff routing method is to be used. An on-site stormwater detention report including an operation and maintenance plan shall accompany the design. On-site stormwater detention is not permitted within drainage easements, and/or secondary flowpaths.

- c. Nutrient/pollution control measures must be designed in accordance with Council's DCP165 - Water Cycle Management. A nutrient/pollution control report including an operation and maintenance plan shall accompany the design.
- d. Piping of all stormwater from impervious areas within the site via an on-site stormwater detention structure to Council's drainage system

The design of these details and any associated reports shall be included in the approved plans.

3.. DURING WORKS

- 3.1 All work carried out under this Consent should be done in accordance with WorkCover requirements including the Occupational Health and Safety Act 2000 No 40 and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.

- 3.2 Public access to the construction site is to be prevented, when building work is not in progress or the site is unoccupied.

These prevention measures must be in accordance with the NSW WorkCover publication titled, '*Site Security and Public Access onto Housing Construction Sites*' and installed prior to the commencement of any demolition, excavation or building works and be maintained throughout construction. The use of barbed wire and/or electric fencing is not to form part of the protective fencing to construction sites.

- 3.3 A suitable hoarding or fence is to be erected between the building or site of the proposed building and any public place to prevent any materials from or in connection with the work, falling onto the public place.

If it is intended or proposed to erect the hoarding or fence on the road reserve or public place, a separate application made under the *Roads Act 1993* will need to be lodged with Council together with the associated fee.

- 3.4 Building materials must not be stored nor construction work carried out on the road reserve unless associated with a separate approval under the *Roads Act 1993*.
- 3.5 This development is subject to Council's DCP106 – Controls for Site Waste Management. The Waste Management Plan submitted as supporting documentation with this development consent is required to be implemented during all stages of demolition and construction.
- 3.6 Buildings are to be demolished in a safe and systematic manner in accordance with the requirements of Australian Standard *AS 2601-2001 - Demolition of Structures*, and disposed of in an approved manner.
- 3.7 Hazardous waste such as asbestos cement sheeting being handled, conveyed and disposed of in accordance with guidelines and requirements of Workcover New South Wales. Disposal of asbestos material at Council's Waste Depot requires prior arrangement for immediate land filling.

- 3.8 Arrangements must be made with Energy Australia, Australian Gas Light Company and Telstra for the supply of services concurrent with the engineering work. Arrangements must include any relocation of existing mains and services and dedication of easements for mains and services.

4.. PRIOR TO COMMENCEMENT OF USE

- 4.1 The driveway, vehicle manoeuvring area and car parking spaces as shown on the Environmental Assessment must be properly constructed, graded, drained, sealed and line marked including directional arrows with impervious paving material, in accordance with Australian Standard 2890.1-2004 Off Street Parking.
- 4.2 Provision must be made for illumination of the common areas in the front of the site, throughout the hours of darkness.
- 4.3 Works within the road reserve that required approval under the Roads Act are to be completed in accordance with Council's 'Civil Construction Specification', 'GCC Design Specification for Survey, Road and Drainage Works' and Policy 'D6.46 Erosion Sedimentation Control', and documentary evidence for the acceptance of such works obtained from the Roads Authority prior to commencement of use.

Note 1: A maintenance bond shall be paid on completion of the works in accordance with Section 1.07 Maintenance of the 'Civil Construction Specification'.

- 4.4 Either
- i Prior to the occupation of the development the Deposited Plan must be amended to include a Section 88B Instrument under the Conveyancing Act 1919 for the following restrictive covenants; with the Council having the benefit of these covenants and having sole authority to release and modify. Wherever possible, the extent of land affected by these covenants shall be defined by bearings on the construction plan.
 - a To create a Restriction as to User over all lots containing an on-site stormwater detention system restricting any alteration to such a facility or the erection of any structure over the facility or the placement of any obstruction over the facility.
 - b To create a Restriction as to User over all lots containing a nutrient/pollution facility restricting any alteration to such a facility or the erection of any structure over the facility or the placement of any obstruction over the facility.

OR

- ii A written commitment by the Department of Health that the on-site stormwater detention and nutrient control systems will be provided and maintained for the life of the development.
- 4.5 Either
- i A Section 88E instrument under the Conveyancing Act 1919 must establish the following positive covenants; with the Council having the benefit of these covenants and having sole authority to release and modify. Contact Council for wording of the covenant(s).

- a To ensure on any lot containing an on-site stormwater detention system that;
 - The facility will remain in place and fully operational,
 - The facility is maintained in accordance with the operation and maintenance plan so that it operates in a safe and efficient manner,
 - Council staff are permitted to inspect and repair the facility at the owners cost,
 - Council is indemnified against all claims of compensation caused by the facility.
- b To ensure on any lot containing a nutrient/pollution control facility that:
 - The facility will remain in place and fully operational,
 - The facility is maintained in accordance with the operation and maintenance plan so that it operates in a safe and efficient manner,
 - Council staff are permitted to inspect and repair the facility at the owners cost,
 - Council is indemnified against all claims of compensation caused by the facility.

OR

- ii A Written commitment from the Department of Health that the on-site stormwater and nutrient control system that:
 - The facility will remain in place and fully operational.
 - The facility is maintained in accordance with the operation and maintenance plan so that it operates in a safe and efficient manner.
 - Council is indemnified against all claims of compensation caused by the facility.

5.. ONGOING OPERATION

- 5.1 No materials, waste matter or products shall be stored outside the building or the approved waste storage area, at any time.
- 5.2 All external lights shall be operated and maintained in accordance with the Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting so as not to cause a nuisance or adverse impact on the amenity of residents of the surrounding area or to motorists on nearby roads.
- 5.3 All car parking areas and spaces required by this consent are to be maintained and periodically reline-marked. Such spaces are to be made available to all users of the site at all times during operating hours.
- 5.4 Maintenance of the on-site stormwater detention facility in accordance with the operation & maintenance plan.
- 5.5 Maintenance of the nutrient/pollution control facilities in accordance with the operation & maintenance plan.

6.. ADVICE

- 6.1 A fee for the approval of engineering plans under the Local Government Act applies. The amount of this fee can be obtained by contacting Council's Customer Services on (02) 4325 8222.
- 6.2 The inspection fee for works associated with approvals under the Local Government Act is calculated in accordance with Council's current fees and charges policy.
- 6.3 Developers should make early application for a Section 307 Certificate under the Water Management Act 2000 from the Water Authority (Council). For a copy of the application form 'Application for Certificate under Section 305' contact Customer Service on (02) 4325 8200 or visit Council's web site www.gosford.nsw.gov.au to download a form from the Water & Sewerage forms index.
- 6.4 It is the sole responsibility of the owner, builder and developer, to ensure that the proposed building or works complies with the requirements of the *Disability Discrimination Act*.
NOTE: The *Disability Discrimination Act* (DDA) is a Federal anti-discrimination law. The DDA covers a wide range of areas including employment, education, sport and recreation, the provision of goods, services and facilities, accommodation and access to premises. The DDA seeks to stop discrimination against people with any form of disability including physical, intellectual, sensory, psychiatric, neurological, learning, disfigurement or presence in the body of a disease-causing organism. Whilst this development consent issued by Council is in accordance with the relevant provisions of the current *Building Code of Australia*, it does not indicate nor confirm that the application complies with the requirements of the DDA.