

18 July 2019

Ms Karen Harragon
Director, Social and Infrastructure Assessments
NSW Department of Planning Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Ingrid Berzins

Dear Ms Berzins

SSD 9536 – Wyong Hospital Redevelopment - Response to Request for Additional Information (RFI)

Following our Response to Submissions (RtS) lodged with the Department of Planning, Industry and Environment on 7 June 2019, we have now received additional information enabling us to respond to your Request for Additional Information (RFI) dated 3 July 2019, and the additional Agency submissions received including:

- NSW Environmental and Protection Authority (EPA);
- NSW Office of Environment and Heritage (OEH) (Flooding and Environmental Matters);
- Transport for NSW (TfNSW); and
- Central Coast Council (CCC).

Below is a response to the three (3) items listed in your letter dated 3 July 2019.

1. Response to Matters Raised by RMS

Updated electronic SIDRA files to reflect comments made by RMS in their letter dated 1 July 2019, were provided directly to RMS on 15 July 2017.

The results of the updated modelling is discussed in detail in TTW's letter dated 15 July 2019 at **Attachment A**. The modelling and TTW's analysis shows that the updated modelling *does not result in any amendment to the outcomes of the intersection assessment and proposed way forward as discussed in the meeting with Roads and Maritime on 22 May 2019*. That is, as per discussions with RMS at the meeting on 22 May 2019, no intersection capacity improvements are required for the year 2021 (at the opening of the hospital redevelopment) to accommodate the hospital development traffic.

TTW conclude in their letter of 15 July 2019 that: *As agreed with Roads and Maritime at the meeting, to adequately determine if any further road works are required, a post operational intersection analysis should be undertaken ahead of any further development. The report is to include a review of the traffic conditions and the level of service of the intersection of the Pacific Highway / Craigie Avenue / Hospital Entrance. The result of this report would then be referred to Roads and Maritime for further consultation on any potential intersection improvements that may be required to meet the future demand of the hospital, taking account of any broader network improvements or changes under consideration by Roads and Maritime.*

It is noted that with or without the Hospital development by 2028, the morning peak Pacific Highway east approach to the Hospital will operate at a Level of Service F. The Hospital development itself

Health Infrastructure
ABN 89 600 377 397

has only negligible impact on the operation of this intersection, compared with the impact of background traffic growth.

Further detail responding to all RMS comments is included in the letter prepared by TTW dated 15 July 2019 and provided at **Attachment A**.

2. Clarification of the Lot and DP for the hospital site

When the EIS for the Hospital redevelopment was prepared, the Hospital site was legally described as Lot 1 in DP 1147734. Since that time, construction of the Ambulance Station, which was located on the north west corner of the Hospital lot, fronting Louisiana Road, has been completed (in accordance with an approval issued in 2018 under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Ambulance Station site has been subsequently subdivided from the existing Wyong Public Hospital lot (Lot 1 in DP 1147734) in accordance with *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP). Clause 2.75(f) of the Codes SEPP identifies *The subdivision of land, for the purpose only of... excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public toilets* as 'exempt development'.

As a result of the subdivision, the Ambulance Station is on newly created Lot 3 in DP 1147734 and the hospital site is now Lot 4 in DP 1248441. Refer to Figure 1 below and the Registered Plan at **Attachment B**.

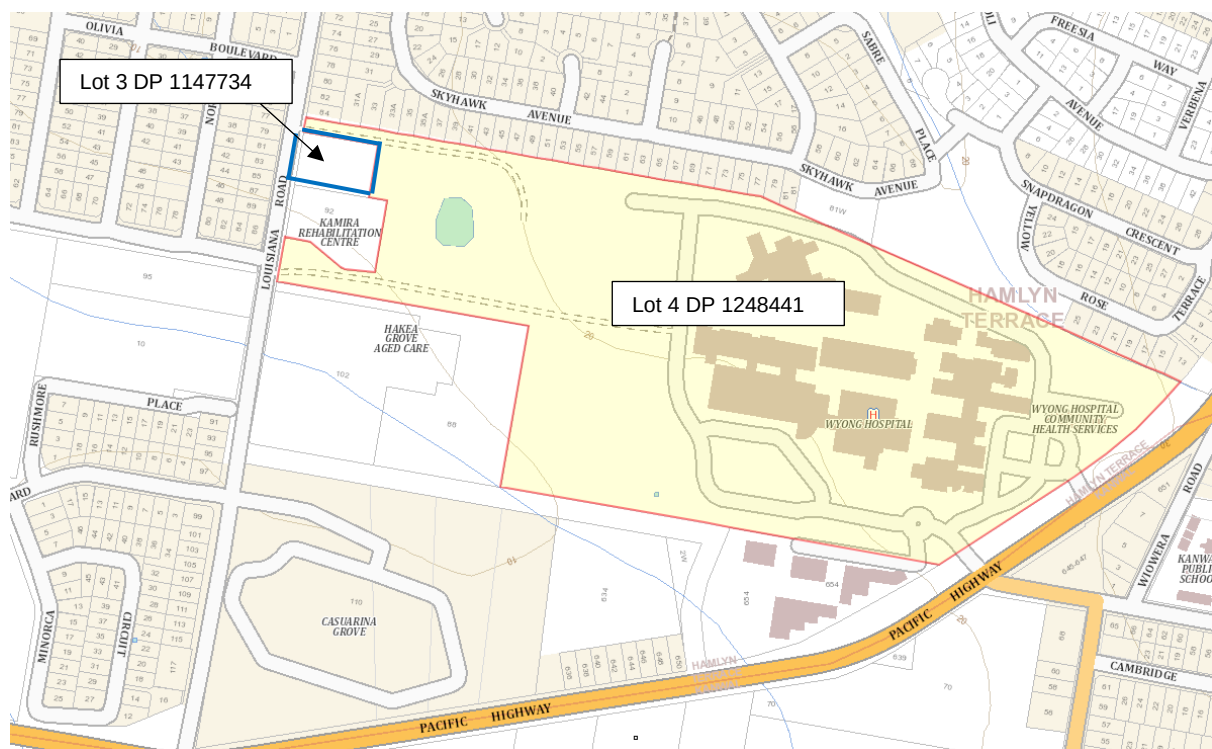


Figure 1: Lot Plan of Wyong Hospital (site outlined in red) and newly created Ambulance Station Lot (outlined in blue)

3. Confirmation of the total area of the site (sqm)

The Wyong Hospital site area (Lot 4 DP 1248441) is approximately 19.7ha (refer to attached Registered Plan at **Attachment B**).

4. Other Agency comments

The comments made by EPA, OEH and TfNSW are noted, and no further response is required.

5. Central Coast Council comments

We respond to the matters raised by Central Coast Council in its letter of 11 July 2019, adopting the same numbering, as follows:

Transport/ Traffic Engineering

Issues 1 – 8 Road Safety Audit

The Central Coast Local Health District prioritises patient, staff and visitor safety across all aspects of its facilities, including road and pedestrian safety. Indeed, patient, staff and visitor safety, including managing road safety risks, with the various types of traffic and people using hospital sites is of paramount importance for all NSW Public Hospitals.

Section 5.3.2 of the *Austroads Guide to Traffic Management Part 12 – Traffic Impacts of Development* (the Austroads Guide), identifies that developments may require either a road safety assessment, as part of a Transport Impact Assessment (TIA) and / or an independent road safety audit.

As detailed in Section 5.7 of the Transport and Accessibility Impact Assessment (TAIA) dated 11 February 2019, prepared by TTW (Appendix J of the submitted EIS), and TTW's letter dated 6 June 2019 submitted with our Response to Submissions (at Attachment K to the RtS), road safety elements have been appropriately considered and addressed through the design process to date. The assessment of road safety through the TIA is in line with the Austroads Guide and the road-related elements of the subject development are not considered to raise any significant safety concerns within the site.

However, in order to ensure ongoing road and pedestrian safety across the Hospital Campus, we would accept a condition that requires the preparation of an independent Road Safety Audit to be conducted within 12 months of commencement of operation of the new Clinical Services Building, and will be provided to Central Coast Council for information.

Issue 9 – Paid Parking

We note Council's comments and refer to our Response to Submissions dated 7 June 2019.

Engineering

1. The proposed right turn lane extension

The extension of the central median on the Pacific Highway is one possible future option for intersection modifications. As discussed with RMS, no intersection modifications are required for the opening of the subject development, and further intersection analysis should be undertaken ahead of further development on the Hospital site. As discussed above, the Hospital development itself has only negligible impact on the operation of this intersection, compared to the impact of background traffic growth.

The resolution of this, or any other intersection modifications will also take into account necessary safety considerations during the design phase through consultation with RMS.

We also respond below to the additional items raised adopting CCC's numbering:

- a. The final arrangement of the median for the right-hand turn extension will be designed in detail if the future level of development of the Hospital triggers the need for these works. When required the median will be designed in detail to limit the impact on the flood condition.
- b. The extension to the right-hand lane is not proposed as part of the current development, as it is not required at the opening of the development in 2021. If the future level of development on the Hospital triggers the need for these works, the median will be designed in detail in coordination with the service station development and RMS.
- c. The extension to the right-hand lane is not proposed as part of the current development, as it is not required at the opening of the development in 2021. If the future level of development on the Hospital triggers the need for these works, when required the right turn lane will be designed in detail to account for the traffic conditions in accordance with Austroads standards as modified by the RMS requirements.
- d. The Louisiana Road intersection drawings were marked for approval and sent to Adam Mularczyk and Emily Goodworth at CCC on a number of occasions for review and coordination. A screenshot below indicates the issue dates:



Adam Mularczyk ☆
Adam.Mularczyk@centralcoast.nsw.gov.au

 Send email

All results

Adam Mularczyk

Wyong Hospital Expansion Louisiana Road SSDA 9536 Wed 3/07

Hi Adam Attached are proposed signage and linemarking plans for the Louisian...

 C2020-P1.pdf
  C2030-P1.pdf

Adam Mularczyk

> Wyong Hospital Louisiana Rd Access Intersection 29/04/2019

Hi Adam Can you review the attached draft prior to our issue to OEM Thanks St...

 Design - Final P...
  0304201915341...
  190429 Colliers ...
 + 7

Emily.Goodworth@centralcoast.nsw.gov.au; Adam.Mularczyk@centralcoast.n

Wyong Hospital - Louisana Road connection discussion 22/03/2019

No preview is available.

TTW submitted the drawings to Mr Mularczyk as part of the consultation process to ensure that Council's requirements for stormwater, roadworks, signage, safety and works in the public road reserve are coordinated. We are keen to continue our consultation to achieve a safe and compliant outcome.

The process items raised by CCC are noted and acknowledged.

Contamination

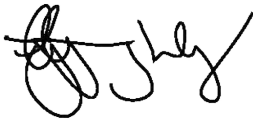
We note Council's comments. There is no change to our comments in our Response to Submissions dated 7 June 2019.

Conclusion

HI and the project team have considered all the Agency comments made in relation to our Response to Submissions document (07/06/19) and responded where necessary. We trust the information provided in this letter clarifies issues raised and allows an early assessment of this important project.

Should you have any questions or seek further information please do not hesitate to contact Rachel Mitchell on 0438 220 252.

Yours sincerely



Gillian Geraghty

Executive Director, Northern Region

Attachment A – TTW letter responding to RMS RFI

Attachment B – Registered Plan for Plan of Subdivision Lot 1 DP 1147734