

STRATEGY > DEFINITION > DELIVERY > TRANSITION

Hornsby Ku-Ring-Gai Hospital Stage 2 – State Significant Development Project (SSD 8647)



Request for Additional Information
NSW Health Infrastructure
1 May 2018

Request for additional information – SSD 8647 – HKH Stage 2 Redevelopment

In respect of SSD 17_8647

Applicant name Health Infrastructure

Applicant address Level 14, 77 Pacific Highway North
Sydney NSW 2059
PO Box 1060 North Sydney NSW 2059

Site Description: Hornsby Ku-Ring-Gai Hospital Campus
Palmerston Road, Hornsby

Prepared by APP Corporation Pty Ltd on behalf of Health
Infrastructure

Signature 

Name Kris Gracey
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Reviewed by 

Signature

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Executive Summary

This report has been prepared to provide a tabulated response to further requests for information that were made following issue of our Response to Submissions Report 2 dated 12 April 2018.

Additional requests were made by;

- Department of Planning and Environment (DPE);

This report is supplemented by additional technical reports and plans which have taken into account any concerns raised by the above.

ITEM	LETTER	MATTER RAISED	RESPONSE	REFERENCE
1.1	Department of Planning and Environment	Contamination As outlined in the Department's email dated 23 March 2018, the submitted contamination reports do not state that the site is suitable for the development in accordance with SEPP 55. Further it was also noted that sampling undertaken for the 'Preliminary Contamination Investigation' dated 2014 and submitted with the EIS did not meet the Sampling Design Guidelines. It is understood that at the time this was due to a number of buildings being located on the site, however since a number of these have now being demolished and replaced by car parking or landscaped areas, further sampling should be undertaken and the report updated accordingly. The response provided in the RtS-2 is unsatisfactory. As the contamination reports conclude that further testing is required, there is no certainty provided in regards to possible contamination on the site. Therefore this testing must occur prior to any consent being granted to satisfy SEPP 55 and demonstrate the site is suitable or can be made suitable for the development. In addition, the Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River applies to the site and consequently, all remediation works require development consent. As such, if a remediation action plan is required, this must be identified as part of this application so it can be included within the consent if granted.	Please refer to Remediation Action Plan prepared by Douglas Partners Pty Ltd under Appendix A.	Appendix A – Remediation Action Plan

ITEM	LETTER	MATTER RAISED	RESPONSE	REFERENCE
1.2	Department of Planning and Environment	Noise The Department's Noise Specialist has reviewed the additional information provided in the RtS-2 and provided the following comments: i. The EPA's comments have not been satisfactorily addressed. Consequently, the information cannot be accepted until every one of the EPA's comments are addressed. ii. Measurements have not been undertaken at the nearest receiver location. This approach is not acceptable without significant justification. iii. The noise report defers assessment of noisy plant and mitigation requirements which is unacceptable. For example, Page 33 of the RTS states "Detailed acoustic performance of plant room (or any acoustic enclosure) to be finalised following final generator selection/location". This does not provide confidence to either the regulator or client. It would be preferable to say, if the generator selected has a sound power level of greater than XX, then it needs to be shielded with XX. If the sound power is greater than XX then it needs to be enclosed completely in a plant room which reduces the egress of noise by more than XX dB. iv. Colorbond or a lapped and capped fence is not an effective noise mitigation measure.	Please refer to response from Acoustic Engineer under Appendix B.	Appendix B – Acoustic Logic Letter

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		The above comments must be addressed by a qualified acoustic engineer before the application can proceed to determination.		
1.3	Department of Planning and Environment	Development Contributions As advised in the Department's email the EIS provided justification for exemption from the Hornsby Shire Council Section 94 Development Contributions Plan 2014, however this document does not apply. The application is subject to the Hornsby Shire Council Section 94A Development Contributions Plan 2014 which specifically identifies hospitals as being subject to contributions. It is also important to note that the Circular D6 relates to Section 94 contributions (now Section 7.11 contributions under the new Act) and not Section 94A (now Section 7.12 contributions) contributions when drafting the justification. The justification provided by APP in the RtS-2 which is based on the applicant not being required to pay contributions previously is not adequate. Further justification is required.	HI acknowledges that the relevant contributions plan applying to this development is the Hornsby Shire Council Section 94A Contributions Plan. While HI agrees that there are no specific provisions in this plan for exemption for health services facility, the Stage 2 redevelopment of Hornsby Ku-ring-gai Hospital will provide a new \$185million hospital facility including four new bed inpatient units; new intensive care unit, new ambulatory care areas; extended emergency department, increased capacity of the existing Psychiatric Emergency Care Centre, new rehabilitation wards and teaching, education and research facilities. This facility will provide a substantial public benefit to the local and regional community and will provide local employment without creating an increased demand on local infrastructure. This is recognised by Hornsby Shire Council in the fact that they did not request development contributions for the proposal. The redevelopment of Hornsby Ku-ring-gai Hospital provides a significant investment in social infrastructure to the area and will provide a high level of community service and benefit. On that basis, HI is of the view that development t contributions should not be levied of this proposal.	

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1.4	Department of Planning and Environment	Job Creation Following the Department's email dated 23 March 2018 requesting clarification of job creation numbers, it was noted that page 52 of the EIS states that the project will result in the employment of an additional 169 staff (FTE). However, the RtS-2 states that only 56 FTE positions will be created. Please clarify which is correct.	The proponent confirms that the project will result in the employment of an additional 169 staff (FTE), as detailed within the EIS.	
1.5	Department of Planning and Environment	Signage Please confirm which signs consent is sought for. The 'Stage 2 signage' plan indicates 24 <u>new</u> signs are proposed consisting of signage types A8, P1, A9 and A10, although it is noted that sign no.65 is clouded. The 'Typical Sign Types Sheet 2' provided with the RtS-2 provides elevation detail of sign types P1, A8, C1, C2, W1, W2, DB1 and DB2. Please provide clarification.	Sign Type P1 – Pylon is the only sign consent is sought for. The plans and elevations provided to date have clouded this sign only.	Appendix C – Typical Sign Types Sheet 2 (reattached for information)
1.6	Department of Planning and Environment	Demolition Plan Please update the demolition plan to reflect the list of buildings identified for demolition in the RtS-2 as this plan will form part of the consent if granted.	Please refer to the revised Demolition Plan under Appendix D.	Appendix D – Revised Demolition Plan

Appendix A. Remediation Action Plan

Appendix B. Acoustic Logic Letter

Appendix C. Typical Sign Types Sheet 2

Appendix D. Revised Demolition Plan



Property and Infrastructure Specialists