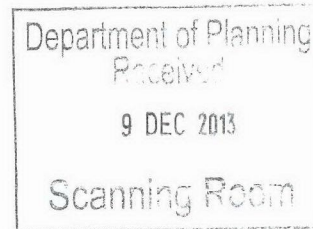




Mr Peter McManus
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

DOC13/431362



Dear Mr McManus,

Submission on Stage 1 Project Application for Northern Beaches Hospital – Concept Design, Site Clearances and Preparatory Works

Thank you for inviting submissions on the Stage 1 Environmental Impact Statement (EIS) for Northern Beaches Hospital. We have reviewed the EIS and request the following issues be addressed:

1. Concept Design – Built Form Indicative Only

We understand some, if not many, of the design controls in the EIS are indicative only and it would be left for the stage 2 application to confirm built form after a preferred builder/operator is appointed and detailed design process undertaken.

Given the likely scale of the eventual development, the design parameters should be conditioned in the consent for Stage 1 rather than leave it in the hands of a builder/operator to put forward a design of their choosing with only indicative controls to abide by. For example:

- Minimum building setbacks are conditioned at 12 metres from the Forest High School boundary,
- The maximum height of building(s) should also be conditioned at 10 storeys to protect the Forest High School from undesirable over shadowing,
- A range of land uses, that create synergies with neighboring properties, should be considered in the types of permissible developments allowed on the site, for example a child care centre or other resource sharing opportunities,
- The location of helipad should be properly assessed and give consideration to noise impacts on the Forest High School.

This will enable some certainty in built form types and controls and will protect neighboring sites from excessive controls that may be put forward in future applications.

2. Traffic and Transport

School safety, particularly road safety, is a significant issue for existing schools. We request that the applicant update the Traffic Impact Assessment Report to take into account potential construction and operational traffic impacts on The Forest High School.

This should include a school traffic survey in consultation with the school, identifying key traffic movements including school pedestrian movements, kiss-and-drop movements and bus movements to assess any safety risks that may arise as the result of the hospital being built and operated. The Traffic Impact Assessment Report should also identify appropriate mitigation measures following the school traffic survey and assessment.

2. Construction and Operational Noise

The Forest High School is an important school for enabling students to achieve a quality education. The learning environment is of importance for students and teachers to achieve desired educational outcomes. The length of time for construction noises occurring at the hospital site could be similar in length to a senior students' academic time at the Forest High School and it is important that this issue is considered properly.

The noise assessment background studies were undertaken during school holidays and may not represent a true noise level. The noise assessment indicates that noise will exceed construction noise criteria for sensitive land uses like schools. This requires noise mitigation measures as only with such measures will students be able learn in the optimum environment, however no such measures have been identified in the EIS.

We therefore request that mitigation measures be implemented, so that students can learn in the optimum environment. This could include:

- Installation of noise barrier walls,
- Glazing of school classroom windows,
- Real time noise monitoring and warning system to management personnel,
- Continued noise monitoring and specific management plans during construction with a communication protocol established with the school,
- Restrictions on construction activities near key areas of the school (e.g. A-Block) during the school day 8:30am to 3:00pm, during certain periods of school activities (e.g. outdoor assemblies) and during exam periods.

3. Construction Management Plan – Consultation

It is noted the proposed Construction Management Plan includes *notification*, however we request that the plan be amended to include notification and *consultation* with The Forest High School so as to avoid loud construction practices, dust emissions and other potential construction impacts during key school periods and appropriately manage these issues.

All construction management plans should be drafted in consultation with The Forest High School so that issues are identified early and measures can be in place when they are needed to mitigate impacts as far as is practicable.



Education &
Communities

Please contact Martin Karm, Statutory Planner, by telephone on 9561 8147, or by emailing Martin.Karm@det.nsw.edu.au should you require any further assistance or clarifications in relation to this matter.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Tony McCabe', written in a cursive style.

Tony McCabe
Director, Planning and Delivery

5/12/13

~~November 2013~~