

Your Reference: MP08\_0227  
Our Reference: F2004/07218-03  
Contact Person: Mr R Pickles  
Hours: 8.30am – 5.00pm  
Telephone: 9847 6731  
Fax: 98476996

30 August, 2011

Heather Warton  
Director  
Metropolitan and Regional Projects North  
GPO Box 39, Sydney NSW 2001

Dear Ms Warton,

**Re: Hornsby Ku-ring-gai Hospital, Mental Health Unit**  
**Property: Corner of Lowe and Palmerston Road, Hornsby**

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Thank you for your letter dated 21 July, 2011 regarding the above matter. Council has reviewed the documentation and plans submitted as part of the application for the re-development of mental health facility at Hornsby Ku-ring-gai Hospital and provides the following comments:

### **Planning**

The site is zoned Special Uses A (Community Purposes) under the Hornsby Shire Local Environmental Plan 1994. Hospitals are a permissible land use in the Special Uses zone with development consent.

It is noted that the site contains a heritage item, the Cottage Chapel, listed under the Hornsby Shire Local Environmental Plan of local significance. As the proposed works are remote from the Chapel it is unlikely that the proposed development would impact on the heritage significance of the item.

### **Landscape**

Council's Landscape Architect advises that the building setback to Palmerston Road should be increased to enable additional landscaping within the site between the building and the property boundary along this frontage. Typically Palmerston Road has building setbacks of 6 metres while the proposed building has minimal setback being approx. 1.5m and a height of approx 10m. There is limited articulation of the building facade. The setback should be more consistent with the existing streetscape and not rely on street trees. Small trees should be provided in the additional landscape area between building and property boundary to reduce the visual impact of the building on the streetscape.

There should be no planting on the council verge outside of the property boundary.

The landscaping and planting proposed for the building courtyards and car park areas is acceptable however the plantings should be maintained during establishment to ensure they achieve the design outcomes.

### **Traffic & Safety**

Council's Traffic Engineer advises as follows:

#### **Traffic Generation**

Traffic generation is not considered to be an issue with the proposed development.

#### **Parking**

In accordance with Council's Car Parking DCP the number of parking spaces to be provided is to be based on a Parking Study. The TPR states that the existing 105 parking spaces are to be replaced and an additional 50 parking spaces are to be provided, giving a total of 155 spaces.

A total of 124 parking spaces are to be provided in the vicinity of the proposed Mental Health Unit, with 25 spaces to be provided at the SE corner of the hospital site near the intersection of Derby Road and Burdett Streets. These 25 spaces do not form part of the proposed development and are located approximately 200 metres from the Mental Health development.

Parking is considered to be an issue as the 25 parking spaces at the SE corner of the hospital site are not proposed for construction at this time, and construction timing is not given.

#### **Access**

Vehicle access is considered to be adequate, though at access locations likely to be used by ambulances it is recommended that "lipless" kerb crossings be used.

#### **Construction Phase**

A Construction Traffic Management Plan is to be prepared for the site. This plan is to address issues relating to the traffic impacts of construction traffic and parking for construction workers.

### **Recommendations**

Should the Director General recommend approval of the development the following conditions are requested by Council:

## **General**

### **1. Erosion and Sediment Control**

Erosion and sediment control measures must be provided and maintained throughout the construction period in accordance with the manual '*Soils and Construction 2004 (Bluebook)*', the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices must remain in place until the site has been stabilised and revegetated.

### **2. Construction Work Hours**

All work on site (including demolition and earth works) must only occur between 7am and 5pm Monday to Saturday.

No work is to be undertaken on Sundays or public holidays.

### **3. Demolition**

All demolition work must be carried out in accordance with *Australian Standard 2601-2001 – The Demolition of Structures* and the following requirements:

- a. Demolition material is to be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan.
- b. Demolition works, where asbestos material is being removed, must be undertaken by a contractor that holds an appropriate licence issued by *WorkCover NSW* in accordance with Chapter 10 of the *Occupational Health and Safety Regulation 2001* and Clause 29 of the *Protection of the Environment Operations (Waste) Regulation 2005*.
- c. On construction sites where buildings contain asbestos material, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm must be erected in a prominent position visible from the street.

### **4. Works near Trees**

All required tree protection measures are to be maintained in good condition for the duration of the construction period.

*Note: The applicant is to ensure that no excavation, filling or stockpiling of building materials, parking of vehicles or plant, disposal of cement slurry, waste water or other contaminants is to occur within 4 metres of any tree to be retained.*

**5. Sydney Water – s73 Certificate**

A s73 Certificate must be obtained from Sydney Water.

**6. External Lighting**

All external lighting must be designed and installed in accordance with *Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting*. Certification of compliance with the Standard must be obtained from a suitably qualified person.

**Traffic**

7. All car parking must be constructed and operated in accordance with *Australian Standard AS/NZS 2890.1:2004 – Off-street car parking* and *Australian Standard AS 2890.2:2002 – Off-street commercial vehicle facilities*.
  - a. All parking areas and driveways are to be sealed to an all weather standard, line marked and signposted;
  - b. Car parking, loading and manoeuvring areas to be used solely for nominated purposes;
  - c. Vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads;
  - d. All vehicular entry on to the site and egress from the site shall be made in a forward direction.
8. Accessible parking spaces are to be in accordance with AS/NZS 2890.6:2009.
9. A Construction Traffic Management Plan is to be prepared for the site. This plan is to address issues relating to the traffic impacts of construction traffic and parking for construction workers.
10. The 25 parking spaces proposed at the SE corner of the hospital site be constructed as part of the proposed Mental Health Redevelopment.
11. “Lipless” kerb crossings be constructed at access locations likely to be used by ambulances.

**Engineering**

**12. On Site Stormwater Detention**

An on-site stormwater detention (OSD) system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:

- a. The OSD system shall be designed for 50 year ARI storm with maximum permissible discharge rate limited to the of 5 year ARI discharge prior to the proposed development.
- b. Have a surcharge/inspection grate located directly above the outlet.
- c. Connected directly to Council's pit located at the intersection of Lowe Road and Palmerston Road.

**13. Internal Driveway/Vehicular Areas**

The driveway and parking areas on site must be designed in accordance with *Australian Standards 2890.1, 2890.2, 3727* and the following requirements:

- a. Design levels at the front boundary be obtained from Council.
- b. The driveway grade must not exceed 25 percent and changes in grade must not exceed 8 percent.
- c. Conduit for utility services including electricity, water, gas and telephone be provided.

**14. Footpath**

A concrete footpath must be constructed along the full frontage of the subject site in accordance Council's *Civil Works Design and Construction Specification, 2005* and the following requirements:

- a. The existing paved footpath must be removed and reconstructed fronting the proposed development of Palmerston Road and Lowe Road.
- b. Construction of Pram ramps at road inter-section.
- c. The land adjoining the footpath to be fully turfed.
- d. Any public utility adjustments to be carried out at the cost of the applicant and to the requirements of the relevant public authority.

**15. Vehicular Crossing**

A separate application under the *Local Government Act, 1993* and the *Roads Act, 1993* must be submitted to Council for the installation of a new vehicular crossing and the removal of the redundant crossing. The vehicular crossing must be constructed in accordance with Council's *Civil Works Design, 2005* and the following requirements:

- a. Any redundant crossings to be replaced with integral kerb and gutter.
- b. The footway area to be restored by turfing.
- c. Approval obtained from all relevant utility providers that all necessary conduits be provided and protected under the crossing.

**16. Creation of Easements**

The following matter(s) must be nominated on the plan of subdivision under s88B of the *Conveyancing Act 1919*:

- a. The creation of an appropriate "*Positive Covenant*" and "*Restriction as to User*" over the constructed on-site detention/retention systems and outlet works, within the lots in favour of Council in accordance with Council's prescribed wording. The position of the on-site detention system is to be clearly indicated on the title.
- b. To register the OSD easement, the restriction on the use of land "*works-as-executed*" details of the on-site-detention system must be submitted verifying that the required storage and discharge rates have been constructed in accordance with the design requirements. The details must show the invert levels of the on site system together with pipe sizes and grades. Any variations to the approved plans must be shown in red on the "*works-as-executed*" plan and supported by calculations.

*Note: Council must be nominated as the authority to release, vary or modify any easement, restriction or covenant.*

**17. Traffic Control Plan**

A Traffic Control Plan (TCP) must be prepared by a qualified traffic controller in accordance with the *Roads & Traffic Authority's Traffic Control at Worksites Manual 1998* and *Australian Standard 1742.3* for all work on a public road. The TCP must detail the following:

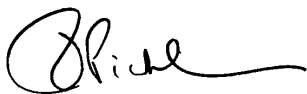
- a. Arrangements for public notification of the works.
- b. Temporary construction signage.
- c. Permanent post-construction signage.
- d. Vehicle movement plans.
- e. Traffic management plans.
- f. Pedestrian and cyclist access/safety.

**18. Damage to Council Assets**

Any damage caused to Council's assets as a result of the construction of the development must be rectified in accordance with Council's written requirements and at the sole cost of the applicant.

Should you wish to discuss this matter further, please contact Council's Manager Assessment Teams, Mr Rod Pickles on telephone 9847 6731.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Pickles', with a long horizontal flourish extending to the right.

R PICKLES  
Manager Assessments  
Planning Division