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The Director
Urban Assessments
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Ben Eveleigh

File:

Date:

MP-2008/156/A

12 December 2011

Dear Sir/Madam

Development	PART 3A PROJECT APPLICATION No. MP 08-0156/A;
	Staged construction of a private hospital and medical precinct, including: a 310 bed private hospital including helipad; stand-alone surgical centre, obstetrics unit and aged care facility; radiology and pathology centres, medical centre, pharmacy and casualty; ancillary facilities including car parking, landscaping and accommodation. The proposal consists of nine individual development units over 10.4 hectare and range from two storey accommodation units to the eight storey hospital proper - modification - management of excavated materials
Location	Lot 4 Avondale Road, PENROSE

I refer to the above project and thank you for providing Council with the opportunity to comment on the proposed modification regarding the management of excavated materials. Council has identified a number of concerns relating to this proposal as outlined below:

Location of stockpiling

The location of the main stockpile area over the highest point of the site results in an increase in overall height by approximately four metres, impacting on views across the site to the escarpment currently obtained by surrounding residents. In this regard, the proposal would not achieve the objectives detailed under Clause 7.5 Earthworks in Wollongong Local Environmental Plan (West Dapto) 2010 [WLEP (West Dapto) 2010], which include "to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land."

The applicant has failed to identify why the current location of the stockpiled excavated material is the most appropriate location on the site for this activity. In giving consideration to the effect of the proposed development on the amenity of adjoining properties as would be required by Clause 7.5 of WLEP (West Dapto) 2010, it is recommended that the proponent investigate alternative locations on site for the stockpiling of excavated material that would result in less impact to surrounding properties.

Acoustic mound

The need for an acoustic mound in the current location has not been clearly identified nor supported by appropriate documentation such as an Acoustic Assessment Report. It is stated that the acoustic mound will be removed prior to Stage 4 works occurring, however it appears that the mound would prove to be

most effective during construction of Stages 6, 7 and 8, with minimal perceived acoustic benefit being provided during Stage 1 works.

Maintenance of battered slopes

It appears that some battered slopes on the stockpiles exceed a grade of 1 in 5. This is considered to be unsatisfactory as slopes steeper than 1:5 present a safety risk for maintenance personnel. Proposed batters should be amended to ensure they do not exceed 1:5.

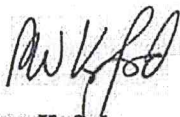
Finished ground levels

Council considers that the ground level of the stockpile under proposed Stage 8 should be returned to reflect as closely as possible the ground level that existed prior to the placement of the excavated material on site. In this regard, the finished ground level of the stockpile under Stage 8 should be reduced so as not to exceed RL 49 metres AHD.

Should the Department be of a mind to support the current proposal, Council would anticipate appropriate environmental management conditions to apply relating to soil/erosion control, dust suppression and the maintenance of environmental control installations.

For further enquiries, please contact Nicole Ashton, Senior Development Project Officer on (02) 4227 7642.

Yours faithfully



Peter Kofod
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Wollongong City Council
Phone: 02 4227 7010