

5 April 2012



PORT MACQUARIE  
HASTINGS

Our ref: 2012/1  
PN: 49703

NSW Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001



Attention: Megan Fu

Dear Ms Fu

**MP11-0012 - Port Macquarie Base Hospital Expansion - LOT: 23 DP: 1099567, 1  
Wrights Road PORT MACQUARIE**

I refer to exhibition of the above application on the Department's website.

The proposal represents a significant addition to health services necessary to support the Port Macquarie-Hastings region. The substantial social and economic benefits of the development are acknowledged.

Prior to determining the application, it is requested the following issues be considered/resolved:

**Traffic, transport and parking**

1. Clarification should be sought on the total number of car parks proposed to be provided. The TTW report outlines 719 spaces are proposed yet elsewhere in the supporting information it is suggested 740 spaces will be provided. The plans on exhibition only appear to detail 677 spaces.
2. The existing car parking area to the north of Rotary Lodge is proposed to have access along the western side blocked off which would appear to create manoeuvring issues for vehicles entering and exiting the angled spaces. The landscape plan is also inconsistent with the site plan relating to this car parking area.
3. TTW have identified desired pedestrian links and stated that appropriate pedestrian facilities will be provided. It is unclear as to whether any pedestrian footpath link will be made to the rear of the buildings including from the existing bicycle and pedestrian shareway within the Oxley Highway road reserve (currently a number of informal tracks exist in this area and it would be an opportune time to formalise a practical and safe pedestrian access in this location) or from the crossing point of this shareway intersecting with Wrights Road. In addition, More investigation is recommended for additional formal footpath pedestrian Connections through the Wrights Road reserve to Merrigal Road and to and from the UNSW Rural Clinical School. Pedestrian and bicycle accessibility to the site should be investigated further at project application stage rather than addressing with a future Transport Management Strategy.
4. Consideration should be given to the provision of an emergency/relief access road from Toorak Court to the proposed parking area, with the access being limited to



emergency and staff vehicles only.

### **Ecology**

1. The proposal includes the removal of 83 eucalypts (including Tallowwood, Forest Red Gum, Swamp Mahogany). 62 have been previously planted and 21 are remnant. The arborist report prepared by Naturally Trees has confirmed trees which require removal and which trees are proposed to be retained. It is unclear however as to whether the proposed additional stormwater and sewer infrastructure and erosion and sediment control measures will impact on tree retention.
2. The ERM ecological assessment identifies that the hospital grounds support a resident population of koalas with high activity recorded. The ERM report concludes that with the adoption of mitigation measures including required offset planting at 2:1 ratio the proposal will not have a significant impact on the koala. ERM state that the hospital site has limited space available to accommodate the required compensatory planting. It is assumed that 166 trees are required to be planted (this is likely to be more based on point above) however there is no detail on the number and location of replanting that is achievable on the site. ERM have identified that an appropriate off-site location needs to be identified to accommodate tree planting where it is unable to be carried out on site. This off site location needs to be secured as part of any project approval and it is considered necessary that a koala plan of management is required to ensure the long term management of koala habitat on the site (and any off site location).

### **Noise**

1. The noise impact assessment supporting the application mainly assesses potential noise impacts on adjoining sensitive receivers (i.e. nearby residences) and with the exception of section 6.6 does not appear to consider the operational noise impacts on the hospital patients residing within the hospital. Ideally, the potential operational noise impacts on hospital patients residing within the hospital should be assessed against the Industrial Noise Policy amenity criteria for a hospital ward which is given for the noisiest 1-hour period as being 35dB(A) ANL with a recommended maximum of 40dB(A). Externally, the ANL and recommended maximum are 50dB(A) and 55dB(A) respectively. These stated noise levels indicates the noise attenuation (externally to internally) is assumed to be 15dB(A) and this refers directly to the following point.
2. With regard to construction noise and vibration, under Section 5.4 .1.1 the report assumes there is a 25dB(A) noise attenuation due to the hospital building construction. Refer to the asterisked note under Table 8 on page 12. The INP Table 2.1 Amenity criteria on page 16 for 'Hospital ward - internal and external ANL and recommended maximum noise levels appears to assume a 15dB(A) noise attenuation from outside to inside a hospital building, not 25dB(A) on which the potential impacts have been assessed.
3. The Report does not appear to have assessed the potential impact of mechanical plant noise as the mechanical plant was unknown at the time of the acoustic assessment being carried out however the Report concludes that the currently unknown mechanical plant will comply with the relevant criteria. The Report notes that an acoustic assessment of the mechanical plant is required at

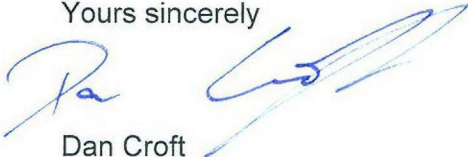
Construction Certificate stage, once the mechanical plant has been selected and the installation location is known.

4. The Report appears to have inconsistent use of the now superseded ECRTN and the current NSW Road Noise Policy.

Following consideration/resolution of the above issues, please find attached a list of conditions that are requested to be included in any project approval.

Should you require clarification on any of the issues raised or proposed conditions of approval, please do not hesitate to contact me on telephone number 6581 8628 or by e-mail on [dan.croft@pmhc.nsw.gov.au](mailto:dan.croft@pmhc.nsw.gov.au).

Yours sincerely



Dan Croft  
Group Manager Development Assessment



## **DRAFT CONDITIONS**

### **MP11-0012 - Port Macquarie Base Hospital Expansion - LOT: 23 DP: 1099567, 1 Wrights Road PORT MACQUARIE**

- (1) Payment to Council, prior to commencement of works of 94A contributions  
The contributions are levied, pursuant to the Environmental Planning and Assessment Act 1979 as amended, and in accordance with the provisions of Port Macquarie-Hastings Section 94A Levy Contributions Plan 2007 based on 1% of the cost of the development. Contribution amounts are subject to adjustment in accordance with CPI increases adjusted quarterly and the provisions of the plan.
- (2) As part of Notice of Requirements by Port Macquarie-Hastings Council as the Water Authority under Section 306 of the Water Management Act 2000, the payment of a cash contribution, prior to the commencement of works, of the Section 64 contributions levied in accordance with the provisions of the relevant Section 64 Development Servicing Plan towards the following:
  - augmentation of the town water supply headworks
  - augmentation of the town sewerage system headworksContribution amounts are subject to adjustment in accordance with CPI increases adjusted quarterly and the provisions of the plans.
- (3) All public water, sewer and stormwater services necessary to service the development must be designed and constructed in accordance with Council's AUSPEC Specifications. Construction details are to be submitted to Port Macquarie-Hastings Council for endorsement prior to commencement of work
- (4) The proposed instantaneous water supply demands are to be increased from 8 to 14 litres per second. This will increase the head losses in the 200 mm pipe in Wrights Road to an unacceptable level. The provision of a duplication of this main from the Oxley Highway to opposite the hospital entrance, a distance of about 60 metres, is required at no cost to Council.
- (5) The proposed development will increase the sewage flows beyond the capacity of the existing downstream infrastructure necessitating augmentation of the system.

Augmentation required involves:

1. Upgrading the sewer main from 250 mm to 375mm.
2. Augmentation of the downstream sewer pumping station.
3. Upsizing critical components within the reticulation system.

This work is to be carried out in accordance with Council's adopted AUSPEC Design and Construction Specification. Costs associated with these works shall be the responsibility of the proponent.

- (6) Footings and/or concrete slabs of buildings adjacent to sewer lines or stormwater easements are to be designed so that no loads are imposed on the infrastructure.
- (7) All connections to the sewer main shall be directly to a new or existing manhole.
- (8) Where a sewer manhole exists within a property, access to the manhole shall be made available at all times. Before during and after construction, the sewer manhole must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.
- (9) Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111.:
  - a. prior to commencement of site clearing and installation of erosion control facilities;
  - b. at completion of installation of erosion control measures
  - c. prior to installing traffic management works
  - d. at completion of installation of traffic management works
  - e. at the commencement of earthworks;
  - f. before commencement of any filling works;
  - g. when the sub-grade is exposed and prior to placing of pavement materials;
  - h. when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling;
  - i. at the completion of each pavement (sub base/base) layer;
  - j. before pouring of kerb and gutter;
  - k. prior to the pouring of concrete for sewerage works and/or works on public property;
  - l. on completion of road gravelling or pavement;
  - m. during construction of sewer infrastructure;
  - n. during construction of water infrastructure;
  - o. prior to sealing and laying of pavement surface course.

All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.

- (10) Prior to occupation, submission of a Compliance Certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all



- e. Plans must specify that any components of the existing system to be retained must be checked during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development, and be replaced or upgraded if required.
  - f. Plans must be accompanied by a best practice maintenance schedule for the on-site stormwater detention facilities and water quality controls.
- (19) Works-as-executed plans of the stormwater drainage system, certified by a Registered Surveyor, together with certification by a qualified practising Civil Engineer to verify that the drainage system has been constructed in accordance with the design and relevant Australian Standards, must be provided to Council at the completion of works.

The works-as-executed plan(s) must show the as built details in comparison to those shown on the approved drainage plans. All relevant levels and details indicated must be marked in red on a copy of the stamped Construction plans.

infrastructure for Council to bring in to account its assets under the provisions of AAS27.

- (11) All works shall be certified by a practicing Civil Engineer or Registered Surveyor as compliant in accordance with the requirements of AUSPEC in accordance with the Council's *Interim Requirements for the Maintenance and Certification of Public Infrastructure Provided Through Land Developments* (dated 6 September 2010).
- (12) A Certificate of Compliance under the provisions of Section 307 of the *Water Management Act* must be obtained prior to occupation.
- (13) Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to Council and in accordance with the requirements of the relevant authority.
- (14) Monitoring of traffic queuing/delays up to 12 months following completion of the expansion works with NSW Health giving Council an undertaking to provide additional vehicular storage capacity in Wrights Road should the monitoring confirm traffic impacts on the Highfields Circuit roundabout as a result of queuing from the Oxley Highway roundabout.
- (15) Provision of traffic controls to ensure traffic existing the hospital main access road onto the Highfield Circuit is controlled to safe speeds.
- (16) Upgrades of the main access road between Highfield Circuit and the hospital main entry to provide a 7m wide carriageway and off road shared walkway/cycleway linking with the existing network in Wrights Road.
- (17) The Construction Traffic management Plan is to be submitted to and endorsed by Council prior to commencement of work.
- (18) Prior to construction, a detailed site stormwater drainage design, incorporating on site stormwater detention facilities must be prepared and certified by a qualified practising Civil Engineer.

The design must be prepared/amended to make provision for the following:

- a. All stormwater and surface water discharging from the proposed development site, buildings and works must be conveyed via gravity to the legal point of discharge by underground pipe drains complying with AS 3500.3 and Council's AUSPEC Specifications.
- b. Stormwater discharge from the development site must be controlled by structural measures (such as the existing on-site stormwater detention basin) to ensure that post development stormwater flows do not exceed pre-development flows for all storm events up to and including the 100year ARI event.
- c. The design must incorporate water quality controls in accordance with Council's AUSPEC D7 Specifications.
- d. The system must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The system must include the collection of such waters and discharge to the Council drainage system.

- e. Plans must specify that any components of the existing system to be retained must be checked during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development, and be replaced or upgraded if required.
  - f. Plans must be accompanied by a best practice maintenance schedule for the on-site stormwater detention facilities and water quality controls.
- (19) Works-as-executed plans of the stormwater drainage system, certified by a Registered Surveyor, together with certification by a qualified practising Civil Engineer to verify that the drainage system has been constructed in accordance with the design and relevant Australian Standards, must be provided to Council at the completion of works.

The works-as-executed plan(s) must show the as built details in comparison to those shown on the approved drainage plans. All relevant levels and details indicated must be marked in red on a copy of the stamped Construction plans.