



BC:CA:SSD9211

25 September 2018

NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: David Gibson

Dear David,

**RE: MUDGEE HOSPITAL REDEVELOPMENT (SSD 9211)
ENVIRONMENTAL IMPACT STATEMENT**

Thank you for providing Mid-Western Regional Council (Council) with the opportunity to review and provide input into the Environmental Impact Statement (EIS) for the proposed Mudgee Hospital Redevelopment (SSD9211).

Council provides the following comments in response to the EIS.

Facilities and Services

As discussed during Council briefing sessions, Council has some concerns that the development needs to offer greater services to accommodate a growing population, or at least has the opportunity to expand in the future. Growth of the region, particularly in young families has increased demand for a number of services currently not available. Feedback from the Mid-Western community indicates that additional services that could be incorporated into the proposed development include, but are not limited to:

- Magnetic Resonance Imaging (MRI);
- Paediatrics;
- A hydrotherapy pool; and
- A medical pilot/research facility.

Alternate Access

Council encourages consideration of an alternative general admission access, closer to the allied health services to accommodate patients, who on occasion may be in an aggressive or fragile mental state. This may allow the primary reception area to operate without significant incident.

Disabled Access

Council encourages the provision of disabled access and services. To this end, it has been identified that the primary front counter could include a low counter for patients in wheelchairs, not in a separate location as you would typically find in other publicly accessible premises.

Sewer & Water

Council understands that the Crown does not require a Section 68 approval, in order to connect to Council's sewer main, pursuant to Clause 69 of the *Local Government Act 1993*. Notwithstanding this, Council would request that it be consulted and be afforded the opportunity to inspect new connection points.

Stormwater

Council requests that the provision of stormwater disposal be designed in accordance with Appendix B of MWR Development Control Plan 2013 (DCP).

Furthermore, Council is aware that the hospital currently directs stormwater into Council's sewer contrary to Council policy and good practice and has advised the hospital previously. Council requests that all illegal connections are removed, redesigned and redirected to the proposed new stormwater system to be developed.

Council requests that the proponent continue to work with Council to ensure the stormwater system is adequate.

Transport and Accessibility

Council understands that the Church/Meares Street intersection is operating with significant spare capacity to accommodate additional traffic at all time of day, including peak hours. The redevelopment will not increase bed numbers or services and therefore, additional traffic generated is anticipated to be comparable with that existing.

Building Setbacks

The proposed setbacks are generally greater than that of the existing residential streetscape within the vicinity of the Mudgee Hospital and are considered acceptable. The articulated façade and landscaped areas will assist in reducing bulk and scale.

Trees

Council understands that twenty six (26) trees located within the proposed building footprint are required to be removed, and six (6) trees outside the building footprint are to be removed for safety concerns. Council acknowledges that trees have been retained where possible.

Noise

Council understands that both internal and external noise sources have been assessed and recommended mitigation measures have been proposed in the Noise Impact Assessment. Both the construction and operational phases of the development have been incorporated into the Noise Impact Assessment.

Lighting

Council understands that external lighting will be installed in accordance with the minimum Australian and New Zealand Lighting Standards. Accordingly, no light spill will be generated onto any residential receptors.

Community Consultation

Council requests that the proponent continue to conduct extensive consultation with the community and in particular, impacted/adjoining land owners. This will ensure the community has current and accurate information to provide feedback on the proposed project including visual, noise or social impacts.

Should you have any further enquiries in relation to this matter, please contact Council on (02) 6378 2850.

Yours faithfully

A handwritten signature in black ink, appearing to be 'BRAD CAM', with a long horizontal stroke extending to the right.

**BRAD CAM
GENERAL MANAGER**