

Department of Planning & Infrastructure  
Major Projects Assessment  
GPO Box 39  
SYDNEY NSW 2001

**ATTN: Megan Fu**

Dear Madam

**RE: TAMWORTH HOSPITAL REDEVELOPMENT (SSD 5204)**

I refer to correspondence received by Council from the Department of Planning and Infrastructure on 27 July 2012 regarding the proposed redevelopment of the Tamworth Hospital on land known as Lots 99 and 335 DP 753848, Lots 1 and 2 of DP 533835 and Lot 1 DP 712550, being 31 Dean Street, NORTH TAMWORTH.

Council staff have reviewed the documentation provided and now provide the following comments and recommended conditions of consent:

**Stormwater:**

Further to the advice from Council that the creek to the west of the site has no capacity for increasing stormwater flows, Council has investigated existing drainage infrastructure in Dean Street and advise that only 0.6 m<sup>3</sup>/s capacity is available at the intersection of Johnston Street and Dean Street to cater for minor flows (up to and including the 1 in 10 year ARI event) from the hospital development.

It is noted in the Stormwater Management Plan that 1 m<sup>3</sup>/s is proposed as the minor flow from catchment 2 (which discharges at the Johnston Street/Dean Street intersection), which exceeds the capacity of the existing system, and as such, on-site detention should be supplied to control the discharge to 0.6 m<sup>3</sup>/s for events up to and including the 1 in 10 year ARI event.

*Recommended conditions of consent for Stormwater are:*

**Catchment 1:**

All stormwater flows off roof areas within catchment 1 shall be plumbed and piped in accordance with AS3500 to the concrete channel on the southern side of Johnston Street between Smith Street and Bligh Street. All stormwater flows of hardstand areas for peak flow events up to and including the 1 in 10 year ARI event shall be piped to the concrete channel on the southern side of Johnston Street between Smith Street and Bligh Street.

All correspondence should be addressed to the General Manager:

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## Catchment 2

All stormwater flows off roof areas within catchment 2 shall be plumbed and piped in accordance with AS3500 to Councils existing stormwater infrastructure at the north-eastern corner of the Dean and Johnston Street intersection.

All stormwater flows of hardstand areas for peak flow events up to and including the 1 in 10 year ARI event shall be piped to Councils existing stormwater infrastructure at the north-eastern corner of the Dean and Johnston Street intersection. Onsite detention systems shall be provided such that the discharge for the peak flow in the 1 in 10 year ARI event does not exceed  $0.6\text{m}^3/\text{s}$ .

## Catchment 3

Onsite stormwater detention systems to control developed flows to natural flows across the range 1 in 1 year ARI to 1 in 100 year ARI events for all roof and hardstand areas shall be provided.

### **Water:**

The alteration of water servicing connections proposed by the hydraulic consultants, Donnelly Simpson Cleary, are acceptable to Council.

### **Sewer:**

The hydraulic consultants indicate that the current sewer connection will not be used to service the new building due to the capacity and reliability issues.

The proposal is to connect all the sanitary plumbing and drainage from the new Acute building to the existing 150mm Council sewer main located in Smith Street. Connection to the Smith Street main will only be possible if there is adequate capacity in this main. Council is awaiting discharge figures from the hydraulic consultant in order to assess the viability of the connection to the Smith Street main.

Confirmation of the capacity of the Smith Street sewer main is to be sought prior to finalisation of any hydraulic design work.

### **Transport & Accessibility:**

Council is concerned that the provision of car parking on site will be consumed by staff at the hospital with little provision then being available for visitors and/or patients to the hospital. Council does not agree with the assumption made in the submitted traffic and parking assessment that there will be an increase use of public transport services to the hospital.

We recommend that a campus wide Parking Management Plan for the adequate provision of visitor/patient parking be developed that involves a mix of restricted parking for visitors (similar to the 4 hour parking restriction in the public car park in front of Dean House) and pay parking for patients across the entire campus and not just focussed in one car park as is the current situation. Without this type of management plan, Council is of the opinion that staff at the hospital will park as close as possible to the front door that they have to enter and visitors/patients will have to search for parking at the extremities of the site, being the informal car parks at the north-west corner of the campus (33 spaces) and the south west corner off site (99 spaces).

Ideally, this type of parking arrangement should be the other way around. It is also noted that the informal car park at the north-west corner of the site does not appear to be included in the 'Minor

Works' package and is identified as "Future Expansion" in Figure 10 – Total Project Car Parking, however is included in the 1081 onsite car parking spaces claimed as being provided. This needs to be clarified and conditioned to provide for certainty.

The assessment mentions that the author has been in discussion with the operators of the local bus companies about the possibility of reversing the direction of the loop that the buses currently undertake to work their way around/through the campus. Infrastructure Planning support this proposal and recommend that a public transport bus route and stops (constructed as indented bays with shelters) be identified including a stop in Johnston Street opposite the TAMWELL centre. These requirements should be conditioned.

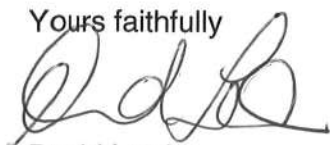
With respect to Dean Street Traffic Management, the proposal to install right turn lanes at the Staff Entrance and Main Entrance as well as modify the existing drive through cul-de-sac head to a roundabout is supported in principle, however the final details for such modifications should be referred to the Tamworth Local Traffic Committee for review and comment prior to a construction certificate being issued or the commencement of works. Again this should form a condition of consent.

Lastly, to help guide motorists to car parks, it is recommended that a plan for the installation of 'white on blue' "P" for public parking signs (including an arrow and the number of bays provided) be developed and implemented as part of this redevelopment.

In summary Council provides no objection to the proposed redevelopment of the Tamworth Hospital provided that the concerns raised in this response are adequately addressed by the Department in their finalisation of any approval of the development.

Should you have any further questions please do not hesitate to contact Council's Senior Development Assessment Planner – David Koppers on 6767 5251.

Yours faithfully



David Lewis

**Development & Approvals Manager**

Contact: David Koppers (02) 6767 5251

29 August 2012