



**MODIFICATION REQUEST:
Central Coast Cancer Centre, Gosford
Hospital
60 Holden Street, Gosford
(MP10_0173 MOD 1)**

- Deletion of Ward Street car park;
- Extend and re-mark the fleet vehicle car park;
- Re-mark Beane Street car park;
- Associated tree removal, stormwater drainage works, lighting, signage and landscaping; and
- Construction of a 1.2m wide footpath along Racecourse Road.

Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

April 2012

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EXECUTIVE SUMMARY

This is an assessment of a modification request, Modification Application MP10_0173 MOD1, prepared by Architectus on behalf of Health Infrastructure (the proponent). The modification request seeks approval for the deletion of the Ward Street car park, amendments to car space line marking within the Beane Street car park, amendments to the Fleet car park extension and associated line marking, construction of a 1.2 m wide foot path on Racecourse Road and for associated tree removal, landscaping, signage, lighting and stormwater infrastructure.

The Central Coast Cancer Centre MP10_0173 project application was approved on 16 May 2011 under delegated authority by the Deputy Director-General, Development Assessment and Systems Performance.

The Environmental Assessment (EA) for the modification request was made publicly available on the department's website and referred to Gosford City Council. Gosford City Council raised no objections to the proposal.

The department has assessed the merits of the proposed modifications and is satisfied that any resultant environmental impacts can be adequately mitigated and managed.

The department considers that the proposed modification application be approved subject to the recommended condition amendments.

1. BACKGROUND

Major Project MP10_0173 was approved under delegated authority on 16 May 2011 for the construction of the Central Coast Cancer Centre at Gosford Hospital. The project approval consisted of:

- demolition of components of the existing Gosford Hospital and construction of an integrated single storey extension for the Central Coast Cancer Centre;
- alterations to the Holden Street vehicular access arrangements;
- construction of the Ward Street car park and alterations to existing car parks to provide an additional 54 spaces; and
- landscaping and ancillary infrastructure and services.

Figure 1: Project Location – Approved Car Parking



The project location forms part of the existing Gosford Hospital, which is legally described as Lot 100 in DP1028293, Lot 2 in DP382500, Lot 101 in DP1034362 and Lot 1 in DP1076023. The project location is shown in Figure 1.

The project application for the Central Coast Cancer Centre generated the requirement for total of 46 car parking spaces. Accordingly, 46 car parking spaces within the existing Holden Street car park were dedicated to the cancer centre, displacing existing hospital parking spaces.

In addressing the loss of car parking spaces displaced by the cancer centre, the project approval also consisted of the construction of a new 20 space car park at Ward Street, alterations to the existing Beane Street car park, an extension to the Fleet car park and the reinstatement of spaces internally along Hospital Road due to blood bank service vehicles moving off site.

Specifically, alteration works to the Beane Street car park consisted of re-marking the car space line marking to provide an additional 8 spaces. Approved works to the Fleet car park consisted of a detached extension within the setback to Racecourse Road, providing for an additional 15 spaces. While the relocation of the blood bank service vehicles off site provided the reinstatement of 11 additional spaces along Hospital Road internally. Including the approved 20 space Ward Street car park, the project approval provided for an additional 54 car parking spaces. The approved car parking space locations are shown in Figure 1.

2. PROPOSED MODIFICATION

The proposed modification request comprises the following:

- deletion of the Ward Street car park;
- amendments to the Fleet car park extension to provide an additional 19 spaces (increase from 15 to 34 new spaces);
- re-mark the Beane Street car park to provide an additional 3 spaces (increase from 8 to 11 new spaces);
- associated tree removal, stormwater drainage works, lighting, signage and landscaping to the existing car parks; and
- construction of a new 1.2m wide footpath along Racecourse Road.

The proposed amendments to the Beane Street and Fleet car parks remove the necessity for the approved Ward Street car park. Further, the deletion of the Ward Street car park from the proposal will ensure that hospital staff car parking is contained within the existing site and remove the need for a new car park to be constructed adjacent to existing residences.

3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

Section 75W(2) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the

approval of the project as modified would be consistent with the original approval. As the proposal involves the deletion of the approved Ward Street car park and modifications to the existing hospital car parks (Beane Street and Fleet), the proposed modification request will require the Minister's approval.

3.2 Environmental Assessment Requirements

Section 75(3) of the EP&A Act provides the Director-General with scope to issue Environmental Assessment Requirements (DGRs) that must be complied with before the matter will be considered by the Minister. Environmental Assessment Requirements were not issued for this modification as the proponent has addressed the key issues in the modification request.

3.3 Delegated Authority

In accordance with the Instrument of Delegation that took effect on 1 October 2011, the Minister delegated his powers and functions under section 75W of the EP&A Act to Directors in the Major Projects Assessment Division in cases where the relevant local council has not made an objection, a political disclosure statement has not been made and where there are less than 10 public submissions (not including submissions from public authorities) in the nature of objections in respect of the modification request.

Gosford City Council raised no objections, no political disclosure statement has been made and no public submissions were received. Therefore, the Acting Director, Metropolitan and Regional Projects North may determine the modification request under delegated authority.

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the department's website and referred to Gosford City Council for their review. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

4.2 Public Authority Submissions

A submission was received from Gosford City Council and raised no objection to the proposed modification request. No public submissions were received on the modification request.

5. ASSESSMENT

5.1 Car Parking

Car Parking

As noted above, the project application approval included the provision of an additional 54 car parking spaces, comprising the 20 space Ward Street car park, the 8 new spaces created within the revised layout of the Beane Street car park, 15 new spaces within the Fleet car park extension and 11 reinstated internal spaces.

The proposed modification request seeks to amend the approved revised layout of the Beane Street car park and Fleet car park extension to cater for the 20 car parking

spaces lost associated with the proposed deletion of the Ward Street car park. The proposed changes to car parking allocations is detailed within Table 1.

Table 1: Car Parking Allocations

Car Park	Approved	Proposed	Total
Ward Street	+20 spaces	-20 spaces	0 spaces
Beane Street	+8 spaces	+3 spaces	+11 spaces
Fleet	+15 spaces	+19 spaces	+34 spaces
Hospital Road	+11 spaces	N/A	+11 spaces
Total	+54 spaces	+2 spaces	+56 spaces

Under the modification request, the approved Beane Street car park layout (see Figure 2) is proposed to be amended and re-line marked to provide greater capacity than previously approved, seeking to increase the additional spaces provided from 8 to 11 (see Figure 3). Satisfactory access and vehicle circulation is to be maintained.

Figure 2: Approved Beane Street Car Park Layout

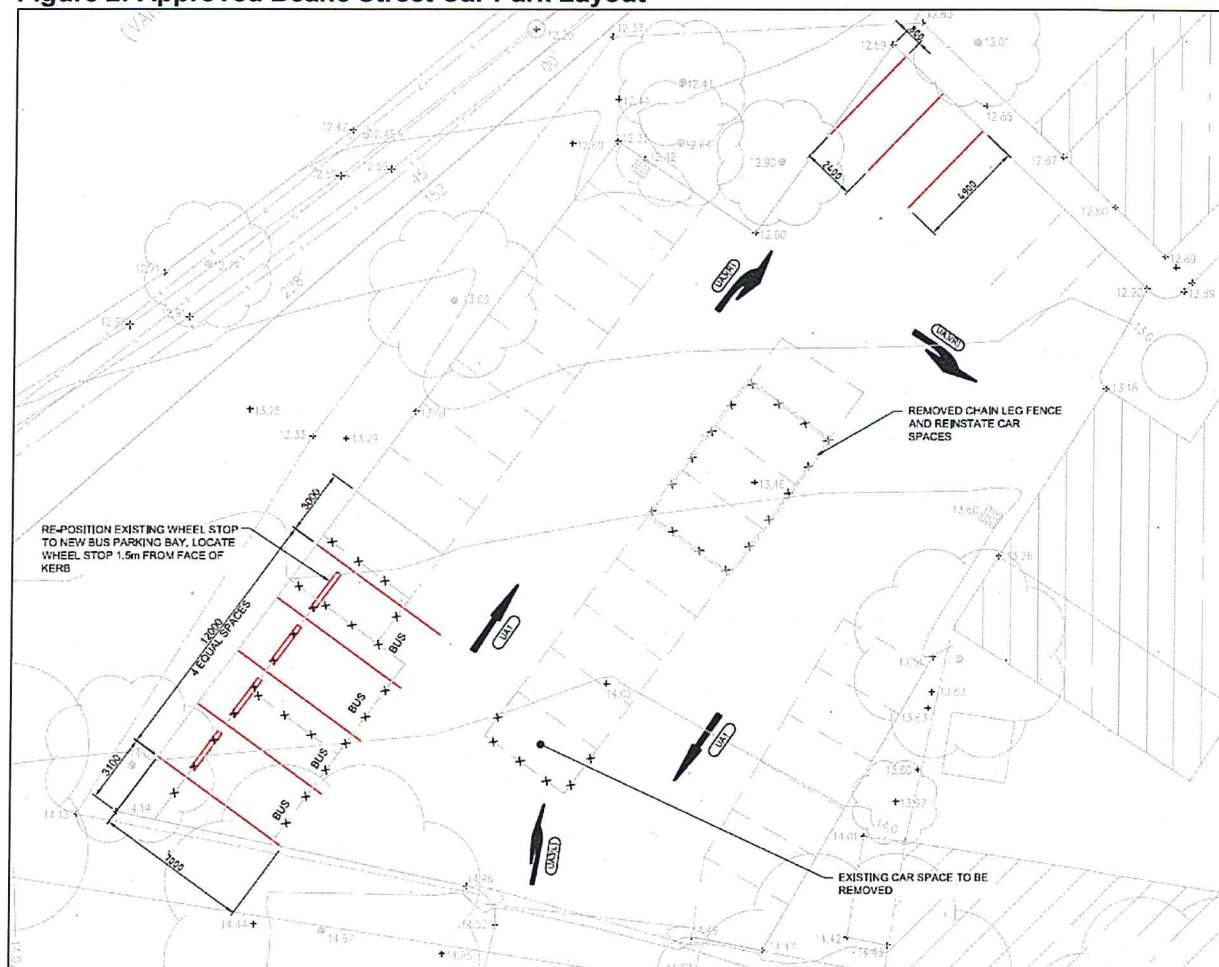
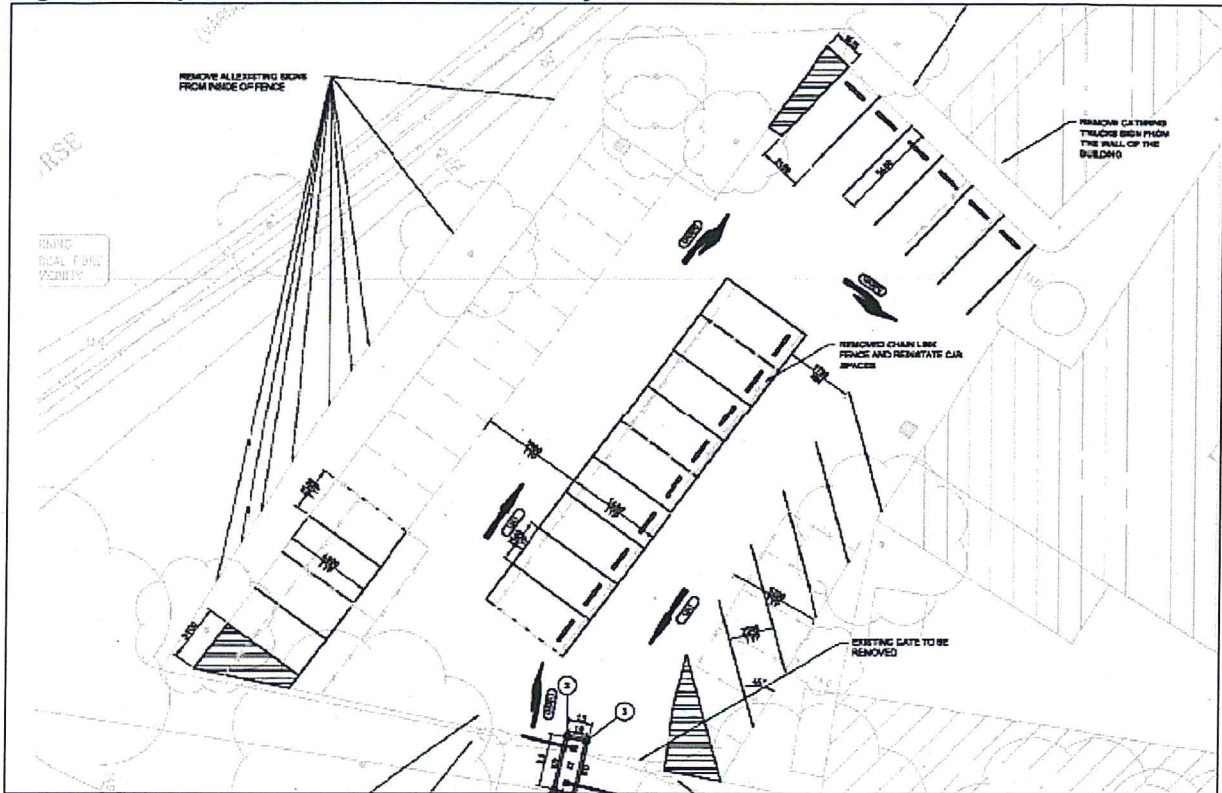
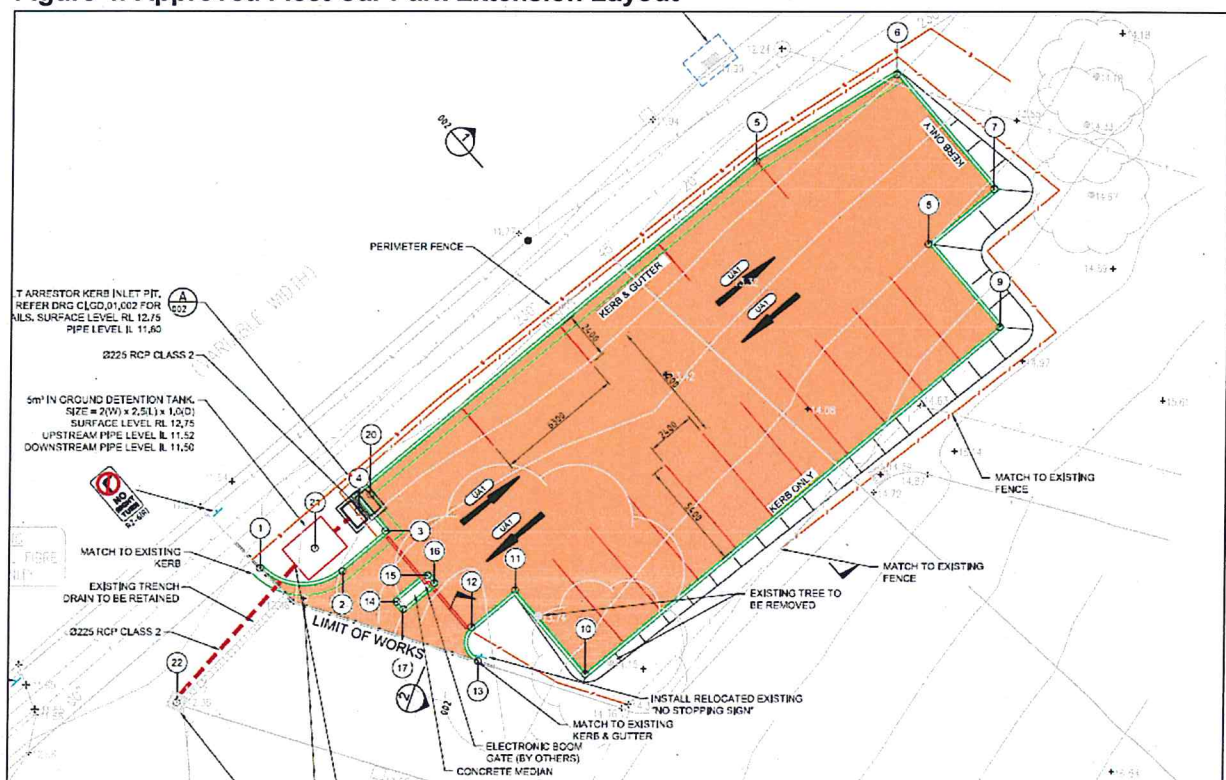


Figure 3: Proposed Beane Street Car Park Layout



The approved Fleet car park extension (see Figure 4) is proposed to be amended and integrated with the existing fleet car park adjacent. As depicted in Figure 4, the approved Fleet car park extension is provided with its own separate access of the existing car park vehicle cross over, from Racecourse Road.

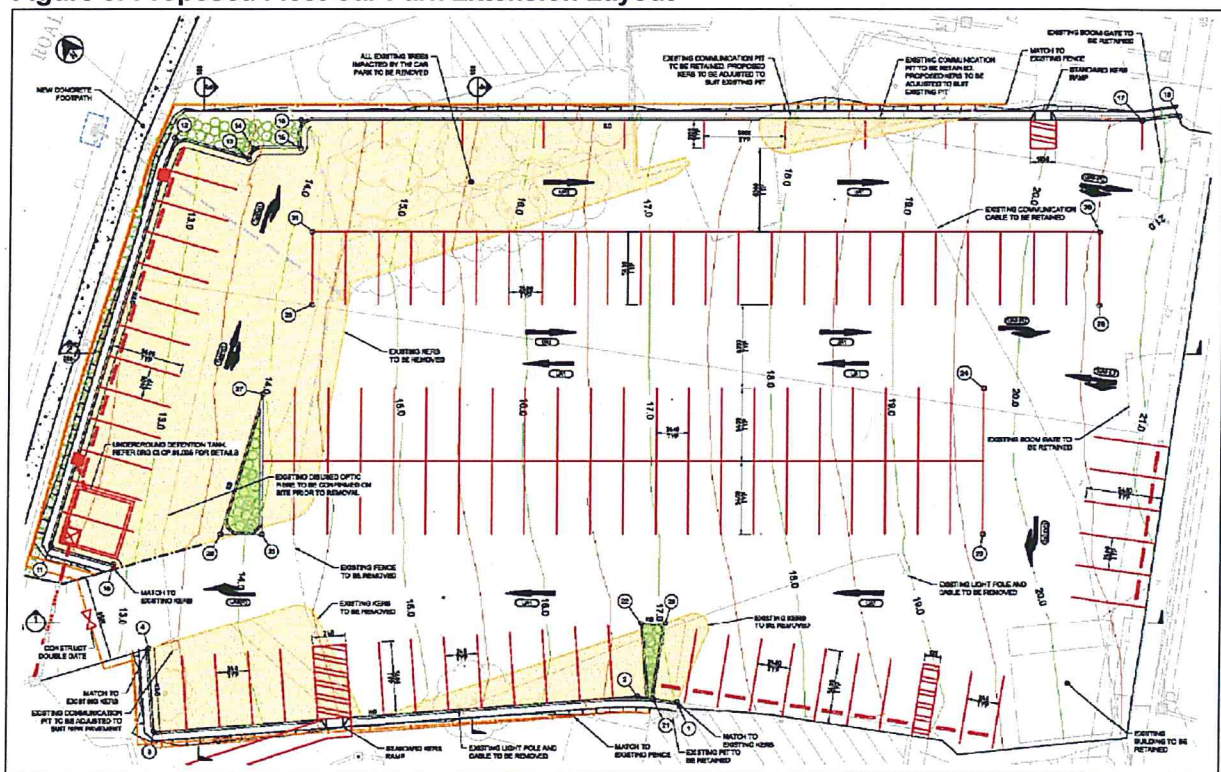
Figure 4: Approved Fleet Car Park Extension Layout



The proposed amendments to the Fleet car park extension will retain a similar footprint to that previously approved and will not encroach any further towards Racecourse Road. The amended layout will also provide for improved vehicle access and circulation within the car park.

The proposed amendments will enable the existing Fleet car park and proposed amended extension to be integrated together, which when re-line marked, will provide greater parking capacity. In this respect, the proposed modification will provide for an additional 19 spaces, in addition to the 11 previously approved, totalling 34 additional parking spaces for the Fleet car park (see Figure 5).

Figure 5: Proposed Fleet Car Park Extension Layout



The applicant has advised that the existing fleet car park and proposed extension exceeds the Australian Standard recommended maximum 5% gradient. However, compliance with the recommended standard would result in the creation of a terraced parking area and retaining wall adjacent to Racecourse Road.

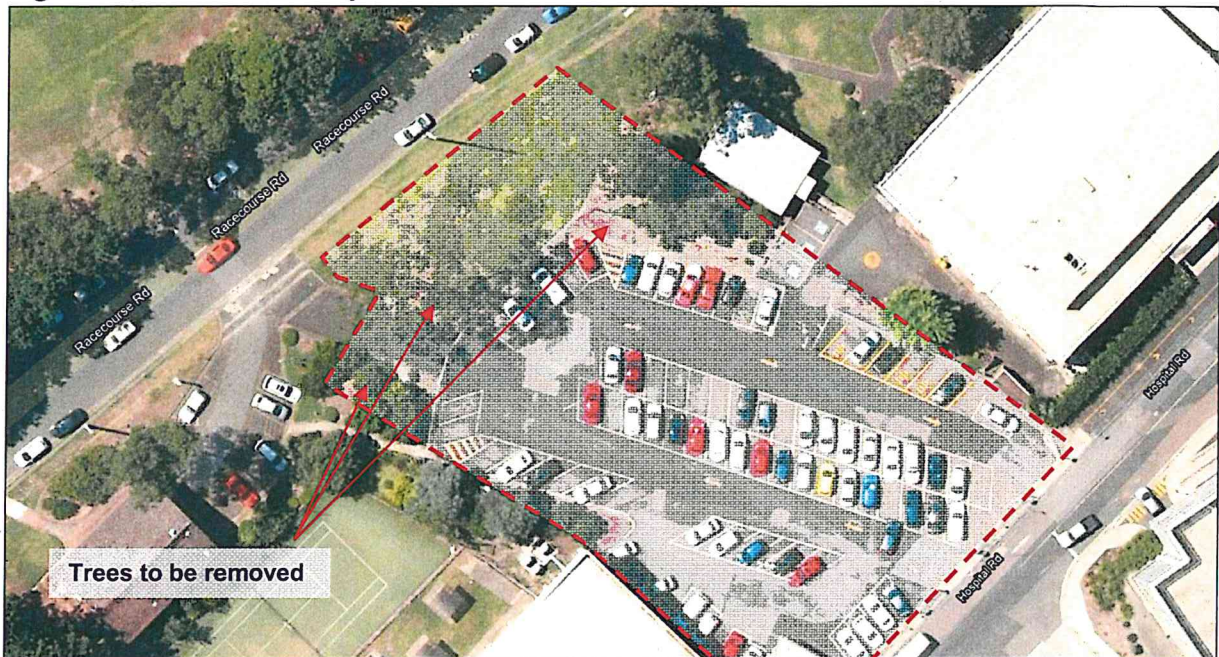
In response, a Draft Car Park Management Plan has been prepared by the proponent to provide measures to mitigate any potential adverse impacts of the car park's use. Further, additional car parking signage is proposed for the Fleet car park that indicates that the Fleet car park is for Central Coast Local Health District fleet vehicles only and access controlled through boom gates, meaning the car park will be exclusively used by health staff as is done currently. The proponent has also amended their statement of commitments to include a reference to the Draft Car Park Management Plan.

The proposed modifications to the car parks will provide an additional 2 car parking spaces than originally approved, increasing the total additional spaces from 54 to 56 spaces, satisfactorily catering for the proposed deletion of the Ward Street car park and retaining the existing amenity for the adjoining properties.

5.2 Tree Removal and Landscaping

The proposed amendments to the Fleet car park will result in the removal of additional trees and vegetation than approved under the project application. In total, 14 trees are proposed to be removed largely from the northern and north-western edges of the existing Fleet car park, ranging in size from 1 metre to 15 metres (predominant size being between 4 metres to 6 metres) (see Figure 6). No trees have been identified as being Threatened Tree Species or reported to contain native fauna habitats.

Figure 6: Fleet Car Park Impact of Trees



The submitted arborist report makes a number of recommendations, including that trees 1 and 13 (not required to be removed) are protected and that the trees proposed to be removed be replaced adjacent to the fleet car park.

The proponent has committed to the tree protection measures, proposing to amend their Statement of Commitments to suite. However, in the absence of the proponent's commitment to the replacement trees as recommended within the Arborist Report, the department considers that the trees proposed to be removed should be replaced by an appropriate species. Accordingly, the department recommends that a new condition be inserted and that Condition D5 *Tree Removal* of Notice of Determination MP10_0173 be amended accordingly, requiring the proponent to prepare a landscape plan in accordance with the recommendations provided within the Arboricultural Impact Assessment Report.

As part of the proposed modification works, the proponent also seeks to provide a new 1.2m wide pedestrian footpath along the Racecourse Road frontage of the fleet car park, connecting to an existing footpath on the south-western side of the existing driveway cross-over to Racecourse Road. The provision of the footpath will provide for improved pedestrian accessibility along this part of the site. A new condition, recommended by Council, is proposed to be included in the modification instrument requiring that an application be made to Council under the *Roads Act 1993* for the

The proposed modifications to the fleet car park, although requiring the removal of a number of trees, will make a more efficient use of the location proposed for the new car parking spaces. Further, the loss of the trees proposed to be removed will be satisfactorily compensated through the provision of new replacement trees adjacent to the extended car park.

The proposed modification to the Fleet car park extension involves a minor modification to the stormwater drainage design of the car park. The design still provides for a detention tank in the south-western corner of the extension. However, in conjunction with the integration of the extension with the existing car park, existing stormwater pipes of the existing car park are proposed to be connected to new pipes within the extension, which will be drained to Council's existing street system.

The modification request seeks approval to delete the approved Ward Street car park and amend the existing Beane Street and flee car parks to provide greater car parking capacity in lieu of the 20 car parking spaces proposed to be deleted.

NSW Government
Department of Planning & Infrastructure

7. RECOMMENDATION

It is RECOMMENDED that the Acting Director:

- note the information provided in this briefing;
- approve the modification request, subject to conditions; and
- sign the attached modifying instrument (Tag A).

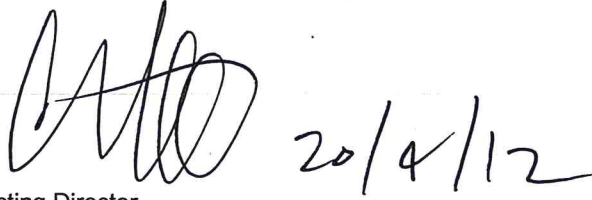
Prepared by:

 20/4/2012.
Peter McManus
Acting Team Leader

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 25 January 2010, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Acting Director
Metropolitan and Regional Projects North
Development Assessment and Systems Performance

Sydney

2012

SCHEDULE 1

Project Approval:

MP10_0173 granted by the Minister for Planning and Infrastructure on date 16 May 2011

For the following:

Central Coast Cancer Centre, including:

- Demolition of non-structural components of the existing Gosford Hospital;
- Construction of a new integrated single storey extension and fit out;
- Alterations to Holden Street vehicular access arrangements and Hospital car parks;
- Construction of Ward Street car park;
- Landscaping; and
- Ancillary infrastructure and services.

Modification Number:

MP10_0173 MOD 1

Modification:

The modification request includes:

- Deletion of the Ward Street car park;
- Re-mark the existing Beane Street car park to provide an additional 3 spaces;
- Re-mark and extend the existing fleet vehicle car park to provide an additional 19 spaces;
- Removal of 14 trees, stormwater drainage works, lighting, car parking signage and landscaping to existing car parks; and
- Construction of a new 1.2m wide footpath along Racecourse Road in front of the fleet vehicle car park.

SCHEDULE 2 CONDITIONS

PART A – ADMINISTRATIVE CONDITIONS

- Delete condition A2 and replace with the following:

Development in Accordance with Plans and Documents

A2. The development will be undertaken in accordance the following drawings and documents:

Environmental Assessment titled <i>Central Coast Regional Cancer Centre, Holden Street, Gosford, Major Project Application MP10_0173 Environmental Assessment, dated November 2010, prepared by Architectus.</i>			
Preferred Project Report titled <i>Central Coast Regional Cancer Centre, Holden Street, Gosford, Major Project MP10_0173 Preferred Project Report, dated February 2011, prepared by Architectus.</i>			
<i>Gosford Hospital Car Parking Section 75W Modification Major Project MP10_0173 Environmental Assessment, dated March 2012, prepared by Architectus.</i>			
Statement of Commitments at Schedule 3, prepared by Architectus, dated February 2011.			
Architectural (or Design) Drawings prepared by Silver Thomas Hanley			
Drawing No.	Revision	Name of Plan	Date
DoP 01	03	PHOTO REALISTIC VIEWS	14.02.11
DoP 02	03	MASSING IMAGES	14.02.11
DoP 03	02	SITE ANALYSIS PLAN	17.11.10
DoP 04	02	URBAN ANALYSIS PLAN	17.11.10
DoP 05	05	CAMPUS SITE PLAN	11.02.11
DoP 06	05	DETAILED SITE PLAN	15.02.11
DoP 07	03	FLOOR PLAN	04.02.11
DoP 08	02	DEMOLITION PLAN	17.11.10
DoP 09	03	ELEVATIONS AND SECTIONS	14.02.11
DoP 13	03	SAMPLE BOARD	14.02.11
DoP 14	D	LANDSCAPE CONCEPT PLAN	15.02.11
CI.CP.01.002	2	CAR PARK GENERAL NOTES AND TYPICAL DETAILS	16.02.12
CI.CP.01.003	2	CAR PARK BEANE STREET CAR PARK GENERAL ARRANGEMENTS	16.02.12
CI.CP.01.004	3	CAR PARK FLEET EXTENSION CAR PARK GENERAL ARRANGEMENTS	16.02.12
CI.CP.01.005	2	EARLY WORKS FLEET EXTENSION CAR PARK DRAINAGE	16.02.12
CI.CP.01.006	2	CAR PARK FLEET CAR PARK TYPICAL SECTIONS	16.02.12
CI.CP.01.007	1	CAR PARK FLEET EXTENSION CAR PARK SIGNAGE PLAN	16.02.12

CI.CP.01.008	1	CAR PARK FLEET EXTENSION CAR PARK STAGING PLAN	16.02.12
EL.CP.02.001	02	ELECTRICAL SERVICES FLEET CAR PARK POWER AND LIGHTING LAYOUT	16.02.12
DoP 15	05	CARPARK ALLOCATION PLAN	06.03.12

except for:

- any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
- otherwise provided by the conditions of this approval

PART C – PRIOR TO CONSTRUCTION

- Delete condition C3 and replace with the following:

Road/Asset Opening Permit

C3(a). A Road / Asset Opening Permit must be obtained from Gosford City Council as the relevant road authority prior to carrying out any works within or upon a road, footpath, nature strip or in any public place, in accordance with section 138 of the Roads Act 1993, and all of the conditions and requirements contained in the Road / Asset Opening Permit must be complied with.

- (b). Application is to be made to Gosford City Council under the Roads Act 1993 for the construction of the 1.2m wide pedestrian footpath along the south-eastern side of Racecourse Road in front of the approved fleet car park extension, including the submission of detailed engineering plans prior to the commencement of works. Plans are to show the extent of works and proposed levels and alignment of the footpath.

- New condition C13 is added:

Fleet Car Park Landscape Plan

C13. Prior to the commencement of construction works for the Fleet car park, a landscaping plan is to be prepared in accordance with the recommendations provided within the Arboricultural Impact Assessment Report, dated 9 March 2012 and prepared by Advanced Treescape Consulting for the and Fleet car park site extension. The landscape plan is to be prepared to the satisfaction of the Crown Certifying Authority, and is to detail suitable replacement trees of a comparable native species that embellishes the adjacencies of the car park and submitted to the Department of Planning and Infrastructure for their records.

PART D – DURING CONSTRUCTION

- Delete condition D5 and replace with the following:

Tree Removal

D5(a). Tree removal is to be undertaken in accordance with the recommendations provided within the Arboricultural Impact Assessment Report, dated 9 March 2012 and prepared by Advanced Treescape Consulting for the and Fleet car park site extension.

- (b). All trees removed in accordance with condition D5(a). are to be suitably replaced in accordance with the landscaping plan prepared to satisfy condition C13 and recommendations provided within the Arboricultural Impact Assessment Report, dated 9 March 2012 and prepared by Advanced Treescape Consulting.

SCHEDULE 3 – STATEMENT OF COMMITMENTS

- Delete Statement of Commitment 4.9 and replace with the following:

4.9 Beane Street and Hospital Road Car Parks

The new car parking spaces in the Beane Street and Hospital Road car parking areas are to be designed in accordance with AS2890.1 2004 – Parking facilities.

- Insert new Statement of Commitment 4.10:

4.10 Fleet car parking area within hospital

This car parking area is to be limited to hospital fleet car parking only. As a result of the non-compliance of the fleet car park extension with the gradient requirements of AS2890.1 2004 – Parking facilities, measures are to be put in place in accordance with the "Draft Car Parking Management Plan (Fleet Vehicles – Gosford Hospital)" prepared by NSW Central Coast Local Heath District (refer to Appendix E of Section 75W Modification Report).

- Insert new Statement of Commitment 4.11:

4.11 Mitigation of potential impacts on trees to be retained

- The Tree Protection Zones (TPZs) of the two trees to be retained are to be measured in accordance with AS4970: 2009 Protection of trees on development sites.
- Any tree work is to be carried out by a suitably qualified arborist.
- Services should not be located in or run through any TPZ.
- The site office/toilet etc are not to be located within any TPZ.
- Materials are to be stored away from TPZs.
- Aeration of the soil is managed by the TPZ.
- An area is to be set aside for tradespeople to wash down equipment away from any TPZ. The location of the wash down point should be approved by the Consultant Arborist and in accordance with AS4373: 2007 Pruning of amenity trees.

- Statement of Commitment 4.10 renumbered 4.12:

4.12 Vehicle driveways and manoeuvring areas

The Proponent commits to ensuring that vehicle driveways and manoeuvring areas comply with the requirements of section 4.2 of the Gosford City Centre Development Control Plan.

- Statement of Commitment 4.11 amended renumbered 4.13:

4.13 Ward Street Road Safety Audit

The Regional Cancer Centre design team will work with Gosford City Council to review the Regional Cancer Centre's development impacts on Ward Street.

The scope of works to be undertaken by the Proponent will include:

- A Stage 3 Road Safety Audit of the entire length of Ward Street, including intersections.
- Review of possible egress point onto Cape Street (or Ward Street near Cape Street intersection), with internal circulation via the Renal Building.

Further discussions will be held with Gosford City Council prior to commencement of the Road Safety Audit to agree items to be addressed. If any issues are identified following the completion of the study the recommended work is to be carried out prior to issue of an Occupancy Certificate.

- Statement of Commitment 4.12 renumbered 4.14:

4.14 Access for people with disabilities

The design of the facilities will permit effective, appropriate, safe and dignified use by all people including those with disabilities and will be in accordance with:

- NSW Health Facilities Guidelines in particular – Part B, Design for
- Access, Mobility, OH&S and Security;
- DDS32 Improved Access for Health Care Facilities;
- AS1428; and

- BCA.

- Statement of Commitment 4.13 renumbered 4.15:

4.15 Pedestrian access ways

The Proponent commits to the use of durable materials for pedestrian access ways, entry paths and lobbies commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours in accordance with the requirements of section 4.1 of the Gosford City Centre Development Control Plan.

- Statement of Commitment 4.14 renumbered 4.16:

4.16 Lighting

The Proponent will provide adequate lighting of all pedestrian access ways, parking areas and building entries for new build car parks in accordance with the requirements of section 3.4 of the Gosford City Centre Development Control Plan.

- Statement of Commitment 4.15 renumbered 4.17:

4.17 Services

The Proponent will continue to coordinate the requirements of the relevant public authorities in regard to the connection to and/or adjustment of services affected by construction of the proposed development.

- Statement of Commitment 4.16 renumbered 4.18:

4.18 Further geotechnical site investigation

Further targeted geotechnical investigation shall be carried out prior to construction certificate because ground conditions, and in particular fill depths, are expected to vary across the site. The further geotechnical investigation shall include a number of boreholes drilled to bedrock across the site with the aim of assessing fill depths, variability and relative density.

- Statement of Commitment 4.17 renumbered 4.19:

4.19 Integrated Water Management Plan

The Proponent will prepare and submit to the Department of Planning an Integrated Water Management Plan prior to issue of the Construction Certificate. The plan will address, but will not be limited to, the following matters:

- Proposed alternative water supplies;
- Proposed end uses of potable and non-potable water; and
- Water sensitive urban design.

- Statement of Commitment 4.18 renumbered 4.20:

4.20 Consultation

The Proponent will continue to liaise with the local community during the development process.

- Statement of Commitment 4.19 renumbered 4.21:

4.21 Environmental Management Plan

An operational environmental management plan will be prepared by the Proponent prior to the opening of the Central Coast Regional Cancer Centre to the public. A copy will be submitted to the Department of Planning for information. The plan will address, but will not be limited to, the following matters:

- Visitor safety;
- Site security;
- Minimisation of anti-social behaviour;
- Noise management;
- Traffic and pedestrian management;
- Storage of materials;
- Emergency and evacuation procedures;

- Fire safety;
 - Waste management and ESD initiatives;
 - Lighting; and
 - Signage.
- Statement of Commitment 4.20 renumbered 4.22:

4.22 Native species

If any native species are found during construction, the construction contractor will advise the National Parks and Wildlife Service.